



Cedar City

10 North Main Street • Cedar City, UT 84720
435-586-2950 • FAX 435-586-4362
www.cedarcity.org

Mayor

Maile L. Wilson

Council Members

Ronald R. Adams
John Black
Paul Cozzens
Don Marchant
Fred C Rowley

City Manager

Rick Holman

CITY COUNCIL MEETING

JUNE 10, 2015

5:30 P.M.

The City Council meeting will be held in the Council Chambers at the City Office, 10 North Main Street, Cedar City, Utah. The agenda will consist of the following items:

- I. Call to Order
- II. Agenda Order Approval
- III. Administration Agenda
 - Mayor and Council Business
 - Staff Comment
 - Business Update – Danny Stewart
- IV. Public Agenda
 - Public Comments
- V. Business Agenda
 - Public
 - Consent Agenda
 1. Approval of minutes dated May 20 & 27, 2015
 2. Approval of bills dated June 5, 2015
 3. Approve a request from the Paiute Indian Tribe of Utah for a donation of \$2,500 for its 35th annual Restoration Gathering – Patrick Charles/Rick Holman
 4. Approve a request to annex approximately 18.41 acres of land in the vicinity of 2800 North and Northfield Road – Stratton Family/Bob Platt
 5. Approve accepting a road dedication on property located in the vicinity of 445 West Coal Creek Road – Jay Adams/Paul Bittmenn
 6. Approve an Exchange of Services Agreement for the Airport – Ryan Marshall
 - Action Agenda
 7. Consider a request to waive back sewer bill for property located in the vicinity of 1487 West 165 South – Karsten Reed
 8. Consider an ordinance adopting the Cedar City Compensation Plan – Rick Holman
Consider the certified tax rate – Jason Norris
 9. Approve modified meeting schedule for June and July – Rick Holman

Dated this 8th day of June, 2015.


Renon Savage, MMC
City Recorder

CERTIFICATE OF DELIVERY:

The undersigned duly appointed and acting recorder for the municipality of Cedar City, Utah, hereby certifies that a copy of the foregoing Notice of Agenda was delivered to the Daily News, and each member of the governing body this 8th day of June, 2015.


Renon Savage, MMC
City Recorder

Cedar City Corporation does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in employment or the provision of services.

If you are planning to attend this public meeting and, due to a disability, need assistance in accessing, understanding or participating in the meeting, please notify the City not later than the day before the meeting and we will try to provide whatever assistance may be required.

COUNCIL WORK MINUTES
MAY 20, 2015

The City Council held a meeting on Wednesday, May 20, 2015, at 5:30 p.m., in the Council Chambers, 10 North Main Street, Cedar City, Utah.

MEMBERS PRESENT: Mayor Maile Wilson; Councilmembers: Ron Adams; John Black; Paul Cozzens; Don Marchant; Fred Rowley.

STAFF PRESENT: City Manager Rick Holman; City Attorney Paul Bittmenn; City Engineer Kit Wareham; City Recorder, Renon Savage; Finance Director Jason Norris; Police Chief Robert D. Allinson; Fire Chief Mike Phillips; Street Superintendent Jeff Hunter; Wastewater Plant Manager Darrell Olmsted; Cats Supervisor Tammy Nay; HR Specialist Natasha Hirschi; Economic Development Coordinator Cameron Christensen; Parks Superintendent Austin Bingham; Water Superintendent Robbie Mitchell; Golf Professional Jared Barnes.

OTHERS PRESENT: Mike Swallow, Tom Jett, Brent Spackman, Theresa Spackman, Debbie Terry, Sandra Jensen, Mark Baruffi; Jessica Sury, Mary Mitchell, Terrie Eckman, Suzette Cardon, Ann Schams, Rick Middleton, Janet Nelson, DJ Bolerjack, Pete Akins, Shannon Nowers, Karlee Hirschi, Don McGurk, Linda Yuan, Kathy Dangerfield, Kelly Dangerfield, Kelly Smith, Jace Burgess, Sally Fox, Elijah Fox, Tara Whitelaw, Randy Whitelaw, Gerald Blackburn, Margaret Blackburn, Winora Bess, Jerry Bess, Guy Gillespie, Rick Gillespie, Gary Kling, Ralph Rawlinson, Tim Beery, Lisa Blodgett, Lex Allen, Jim McConnell, Doug Hall, Jeff Burgess, Debbie Cailee, Barbara Imlay, Wade Grim, Brenda Haight, Robin Haight.

CALL TO ORDER: Pastor Pete of Foursquare Church gave the opening prayer; the pledge of allegiance was led by Councilmember Black.

AGENDA ORDER APPROVAL: Rowley, is it better for people on #2 to come to public comments or with the item. Mayor – if it is an agenda item do that when the items is brought up.

Councilmember Rowley moved to approve the agenda order; second by Councilmember Black; vote unanimous.

ADMINISTRATION AGENDA – MAYOR AND COUNCIL BUSINESS; STAFF

COMMENTS: ■ Mayor - Monday is Memorial Day, City Office is closed, at 10:00 AM at the Cemetery there is a short program and presentation of a wreath. The past Saturday, the weather held off for the Friends of Iron County Police K-9 fundraiser for training for our K-9, Cedar, Iron County and UHP. They had different shirts, blankets and little animals for sale; the money goes for that program. If you would like more information go to www.policek9friends.com. I was in Las Vegas with Danny, EDD for ICSC the International Convention of Shopping Centers; he got back today long enough to check email and head up north for additional meetings. He was very optimistic. Chris McCormick of the Chamber was down there with him and they met with many retailers

and made a number of connections to promote Cedar. There were 43,000 people going through the area. ■Rowley – Monday I drove South on Main, water bubbling up and I called Rob, he was informed that someone punched a 16 inch water line, it was a miserable night, I commend them for handling that. Rob – I turned the water on at 3:15 the next morning. ■Marchant – what a pleasant site it is to see so many here. Maybe it is good we don't have issues to draw us out on divided sides. We appreciate your input and are glad you are here to express your concerns. ■Mayor – Thursday is high school graduation for both high schools, one at 4 PM and one at 8 PM. It will be a busy area around SUU.

PUBLIC COMMENTS: ■there were not any comments.

CONSIDER SINGLE EVENT PERMITS FOR (1) FIRE ROAD HELD JUNE 26TH & 27TH; AND (2) JULY JAMBOREE HELD JULY 11TH – MARK BARUFFI:

Mark – this is the 3rd annual downtown beer garden. We will do it at the Fire Road race on the 27th, not the 26th and July Jamboree on the 11th. It will be the same format and location as last year. The Canyon Creek Women's Crisis Center will man it and the proceeds will go to that organization. Centro Pizzeria will sponsor it. Marchant – any issues last year? Mark – no we didn't, everything went great. Turnout to Fire Road was not as good as we hoped, but it is the same time at Groovefest this year.

Chief Allinson – I don't have any concerns. There is a single entry and it is monitored. We have not had problems in the past. As long as they keep the same location it should be fine. With it being along with Groovefest we will monitor it. Mark – on the Groovefest, Multisports is usually packed up by 5 or 6 PM. Hopefully we will make an impact for Canyon Creek. Consent

CONSIDER VICINITY PLAN FOR THE WINDMILL PLAZA COMMERCIAL SUBDIVISION – KIT WAREHAM/WINDMILL PLAZA LLC:

Tim Watson – the Vicinity plan went to Planning Commission the first part of May. We have 9 acres, and are surrounded by Days Inn, I-15 and Main Street. It is a commercial subdivision with 5 lots using the existing driveway access for Comfort Inn and connecting through to Interstate Drive. With these lots we contacted the water and fire departments to determine flow and pressure tests to know what we need to do for water and fire. The water pressure in the residential area can be low at times; connecting that will give it better pressure. The existing road is a 50' we are proposing 55' between the commercial and residential. There has been controversy: There was discussion in Planning Commission for a cul-de-sac instead of a through street, I said we would talk with the developer, and I did, but they felt it was a better option to connect with Interstate Drive. It will provide the residential area more access, the commercial is more of a destination, and will not come through residential. We have contacted UDOT, Jim McConnell is here and we have met with him to address the drainage, we hope to address this to not affect the residential area. To the North we have the high point of UDOT right of way, most will need to flow to the west, we will work with UDOT on that and see what we have to detain on site. There will be a detention basin on site with controlled flow to the north. Rowley – would it be possible to bring it along the backs of lots 1 & 2 to create a green

belt. Tim – the drainage easement will go to the roadway and to the I-15 right-of-way. Cozzens – will that cause problems along I-15? Tim – between the right-of-way fence there is a considerable size of natural channel, we think we can get most there. If we have to detain some on site and use controlled flow, we will. We looked at property by the on ramp. Black – where does it go further north? Tim – Sage Drive crosses to 600 South to the drainage easement that flows behind Crystal Inn. There are drainage culverts they will connect through. Cozzens – Kit does that go to the culvert we just did? Kit – yes, and it goes to the east side of the freeway and then goes back west. Rowley – it will flow? Kit – they will have to do a complete drainage study, there is a lot of drainage. Marchant – where it backs up to the residential and there is some captured in the street, is there a system that will take it somewhere? Kit – some will go down the street, there is not drainage on Interstate. Rowley – the night I met Imlay's there was a big storm, and there was a lot of water in the roads. Kit – most lots will have onsite drainage, they can only release what is released now undeveloped. Rowley – some sort of buffer between the development and homes, can that be incorporated into a detention basin for a more natural drainage? Tim – it is a possibility, but some have dug lower than the natural flow. I don't know about open space.

Rowley – I have seen homes back up against commercial and that is usually where the dumpster is placed, and they dump at 6AM, I would like them be good neighbors? Black – will there be a 15' wall? Tim – the ordinance requires a 6' block wall. At one time the residential was zoned higher density; they came back in and rezoned that to R-2 or R-1 so the natural buffer is not there like it was before. Rowley – I understand the legal right, I would hope you would just be neighborly. Tim – as the developer comes in and sets the individual property, we don't know now what that will be. Black – what is sewer capacity? Tim – 8" down Interstate Drive and another 8". Kit – there is 8" down Interstate Drive at a steep grade, 4% it has capacity for 1,000 dwellings and there are only 80 now. Rowley – a motel would still have capacity? Kit – yes.

Tim – there was discussion about taking a cul-de-sac and vacate a section of Interstate Drive and put a cul-de-sac in. The cul-de-sac is 375'; it creates a non-conforming cul-de-sac on Cedar Knolls South. The better way would be to connect Interstate. Rowley – what are they doing conforming and non-conforming for a cul-de-sac? Kit – mainly to protect the transportation network, it also helps with snow plow. Rowley – can I ask some questions to people that are here now? Mayor – does the council have more questions? Black – can they take the north drainage straight to the freeway and not down Interstate? Tim – with two 24" culverts, they may or may not be able to handle that. With detention basin on site they would be able to do that. Again, we are working with UDOT. Cozzens – is the detention be on the developer or the lot owner? Tim – the developer of the individual lot. Marchant – I am still concerned with the additional water, and we will direct it down Interstate? Tim – we are addressing that as much as possible. We have to hold it in a detention basin. We have one on the east side of town and I have seen it overflow, I don't want to create a bigger problem for the water to go somewhere other than where it should go so we are not encroaching. Tim – a very limited amount that will go down Interstate. Rowley – can't we say to this developer it is your responsibility to handle the water, don't leave it to a piece meal? Tim – how is that

any different to any other commercial area, it is the responsibility to the individual property owner. There are only a couple directions we can go, hold onsite and discharge. Rowley – it comes to the point that we say there is not enough space you have to cut out a chunk to take care of it so there is room. Rick – a lot of that will be addressed with the drainage study which is part of the preliminary plan. Rowley – it seems to me that it should all been handled at the beginning instead of later on. Rick – that is why the preliminary plan is approved. Tim – we use the information based on the Cedar City Engineering Standards to calculate the runoff. We calculate how it would be today, I think you would be surprised how little goes into the ground with junipers and sage brush. This entire 9 acres is fully developed which is about 10% landscaping or xeriscape and we have to determine how the water will go. Rowley – Mr. Bittmenn – we say we don't like this and want a cul-de-sac, can we dictate that? Paul – you are not creating policy, we already have that with our Engineering Standards, Planning and Zoning Ordinances and Subdivision Ordinance, we can't change our regulations in the middle of the process unless we had already change and counter to the community. To say we require the developer more than everyone else with no basis other than public comments, fears and concerns, we can't defend it. Rowley – people don't like it does not hold up in court. Do they have to be amendments that fall into our purview? Paul – we already have a subdivision ordinance to deal with drainage, you can't change that. We have fire codes and codes that connect transportation networks, you can't change that. It is up to the developer to make their plans meet the rules, if they don't we make them change. Rowley – if we don't want them to connect to Interstate? Paul - you need substantial reason to change those. Rowley – Chief Phillips, what are the laws for fire. I keep hearing something dead ends are not good in subdivisions. Mike – ours are codes that are set in place by the State of Utah. The access, the fire code will require different things. If the developer wants to build over 30 feet high there need to be two accesses according to code. Rowley – 1 story we are ok, 3 stories would require two accesses? Mike – yes, but it also depends on square footage, which is 62,000 square feet require two accesses. Marchant – what is the potential of a hotel or something similar being located on this property? Tim – very high, it is prime commercial for on ramp and off ramp. Marchant – then we will need two accesses. Mike – yes, the other benefit for residents is the ease to get into the subdivision, the fastest way to get there would be down I-15 if the proposed road goes in. Marchant – there is potential for a lot of traffic, a right hand turn is not a problem, how about a left hand turn coming out of the property. We have had problems with left-hand turns. Tim – an easy way to control that is islands, I know you don't like them.

Rick – whatever the zone allows is what can go there, anything allowed in a commercial zone, we have use and height requirements. Rowley – it could be a 40' high building. Black – I know the wall only has 6' wall how about 10'? Paul – our ordinance does not allow that. Rowley – as far as neighborhoods having dead-ends, do we have an ordinance that prohibits that, can you design a neighborhood? Kit – that is where the 500' cul-de-sac comes into play. Rick – it was temporary is because Interstate 20 years ago was planned to go to Main Street with Cedar Knolls Heights Phase 2 Subdivision. Rowley – we found the minutes that said it was intended to go through (see Exhibit "A"). Paul – that was in 1994. Black – the signal light coming through, would it be feasible to

take the island out and put a 4 way light there? Jim McConnell, District Engineer for UDOT - yes and no. Yes it would be feasible to do that, the reason I say no is the piece of paper I handed out (see Exhibit "B") says right-of-way n/a (no access) when we purchased the property from Windmill Plaza we did that with the sole purpose of maintaining the right of way to do the reconfiguration. We were required to bring the n/a to the Comfort Inn. When it says n/a it means no access. That precludes us from extending that access to the north. It does to Providence Center Drive as well. Rowley - I can't see why that was decided? Jim - I don't know why. Some of those rules come from Federal Highway Administration so it doesn't affect the interstate to function. I assume that is the reason it was done to maintain access from a certain distance. Kit - also, when UDOT puts the n/a in they pay a price to make that frontage no access. Jim McConnell - that keeps conflicting access from causing function with the interchange.

Jim McConnell - The other issue I want to discuss is the two pipe culverts, one in the lower area, the higher one goes under I-15 to the southbound off ramp on the west side and the south interchange dumps into that pipe, it didn't before. When we put the new storm drain system into the south interchange there are drainage pipes on the east and west sides of the southbound off ramp. On the east side of that we have 2 24" dumping into one 24". I have a request into the designer to give me the drainage calculations, I have a hunch we are to capacity. We could tear the off ramp up to get that across with a bigger pipe. The other pipe only collects on the other side and goes along the west side of I-15, under 600 South and ties into the drainage system. The drainage system on the east side there are two large pipes north of 600 South, a 24 and 54 inch that ties into the drainage, that is the same place all the drainage will get to from this area. Cozzens - what is the grade on the land on the east side of the freeway, does it drain there? Jim - yes, but it goes uphill to a high point, it drains to the south. All the drainage will go through the two pipe culverts. Rowley - does it descend again? Jim - Yes. Rowley - could you punch a culvert in in the middle? Jim - yes, but it all ends up to the same place. If you determine all the drainage needs to go that way instead of down Interstate, you could punch a drainage, but don't flood my freeway. We have right of way up the fence line of the property. Rowley - does it run or soak in? Jim - it depends on the storm. Rowley - have you seen it flow? Jim - not personally. Black - if you find the 24" would it cause it to seal off and not flow? Jim - no. If the pipe is overburdened we wouldn't allow any more and then you are back to a detention basin. Tim - with the new change in the Main Street, there used to be a culvert that took some of the drainage. There may be a little more capacity when that was redirected. Black - will the drainage report take into consideration what might be built there? Tim - yes, fully developed. I would guess 5-10% landscaping. Mayor - when will you have the drainage report? Kit - that comes through with the next step, preliminary plan. You will also see it at final plat. Black - will the ingress from Main street come straight off main? Tim - yes, the Comfort Inn will connect into the drive way. Jim - one other thing, when I met onsite with Councilman Rowley, we were looking at the access and he asked the approximate cost to the developer if he made the access if possible, the rough estimate is about \$50,000, UDOT would do that adjustment to the controller, but they would have to put in the support for the poles and they are large. With the curb and gutter, handicapped access, it would be roughly \$50,000. Rowley - but the no access throws it off? Jim -

yes, and I am not saying it is a deal breaker, but you have to go through the Federal Highway in DC. Rowley – it is easier to see people coming on a curve, but the semaphore poles on the west side are narrower, and the space between is filled with wiring. Jim – yes, that would have to be moved and changed. The other issue with it, it may be, I haven't looked at the design, but the correct radius' you may have to widen which would be considerably more than \$50,000.

Robin Haight – I lived in the neighborhood for 26 years, I read the newspaper, and some of this caught me by surprise. How much was the developer paid for easements that UDOT bought, is it him that controlled the easement? Jim – no, that is controlled by UDOT regulations and Federal Highway regulations, there are regulations on how far you have no access without causing conflicts and it reduces the flow. Robin – how much did the developer get paid for the access? Jim – I don't know, we purchased that on a previous project, the old interchange came to a 90 degree, when we did that in 2012, we purchased from Windmill Plaza. Robin – is that Joe Burgess? Jim – yes. Robin – how much did you pay him \$2 million? Jim – I don't know. Jim – if the access was changed to this point in all probability I would guess you would have two accesses anyway. Robin – why not two off Main Street? Has anyone considered that? Mayor – I don't know.

Jerry Bess – your no access, is there any way possible, we have two bottle necks in the interchange, the lights, and if two people stopped on the diamond interchange you can't get on the interchange. Is there any way to get a right lane onto the freeway only and tie it into the development? Rowley – the way they did the Wal-Mart in Bloomington. Jerry – you would get people on the freeway and create traffic for the businesses. Whether this has to be or not, do I understand the commercial will allow 30' buildings. Paul – they can build up to 50' which is allowed in commercial. Jerry – so this is probably going to have to happen. Paul – that land owner has just as much right to use his property as you do yours. As long as they meet zoning regulations they can do that. Jerry – there is question on when it was zoned commercial and why no cul-de-sac? Rowley – it was zoned in 1982. Rick – Cedar Knolls Heights Subdivision was approved May 4, 1994, the Planning Commission discussed the circulation of the residential area and determined that Main Street would be the access for extended Interstate Drive. That was a part of the subdivision process. Jerry – then it is a done deal, if they get there drainage figured out. Right now they go Cedar Knolls South to 1100 West and left on main is a problem there. My biggest question is there any way we can solve the two flaws in the diamond as far as accessing freeway traffic going north and the access to onramp only and tie it into the commercial development. Rick – I will look over your drawings and if I have questions I will ask before I circulate it.

Guy Gillespie, I live on Interstate Drive. I am a retiree of Clark County and worked 20 years on the sewer system, I heard with the flow and you are lost. If they build a hotel in that area and it exceeds 150 rooms it has to have a 12 inch sewer line, that is code, the Interstate line is 8". You cannot tie a 12" into an 8" without major problems. Everyone on Interstate to where the turn goes to the east will be affected. Where it goes down 1150 is a problem. Everyone along that street, any back-up the houses will get flooded. My

question is, if you take the approach and do that and tie a 12" into an 8" who pays the bill and the City says it is not our responsible I am getting a lawyer and suing the City. Everyone on Interstate Drive will have problems.

Robin Haight – as a resident I have concerns, lived there 26 years. We have noticed things that represent challenge and we should address issues. If you flood interstate with traffic. I appreciate the Council for making us aware. My concern is that if people come up from Main Street, if they only see a motel they are lost and represents a threat to the safety of residents, they still can't see Main Street, you cannot see it until you get past the motel. You take people from Main Street to a maze of streets, it is a mistake out-of-town people into a maze then they find a straight shot, they go by Cedar High and SWTC and then they think they are wrong and go further and come into another residential area and get to the North side of CHS and then hit a church. It creates confusion and a challenge. We have had former Mayor Linford killed in the area. I would hope that the change would make it easier and safer, not a more challenging place if you try and access the freeway from the west side. People backing out of driveways are threatened, people drive fast and people have lived for many years. The surface water will come down and flood people; the water after it is finished will come down and flood people. I have been flooded twice. When Hinton built their house we got flooded and so my foundation is settling. The sewer, Guy Gillespie addresses my concerns of sewage; I have seen this happen in a professional plaza. Protect our people, our homes, kids and grandkids. There are tots where there are bus stops. You are creating a threat to our elderly people, people don't want to move, a threat to people. I love and respect most of you and cooked Dutch oven with kids. As a concerned citizen, I have been on the Board of Adjustments; I think we can address people. We have 154 people on a petition (see Exhibit "C"). We have 4 things we are concerned with. Wade, his mother Barbara Imlay lives on the problem, he has a lot of good information he is provided, and we collected 154 signatures in two days for people in our neighborhood who support good growth and change. I am proud of people in the neighborhood who rally together. Please help us if you can. We think there should be a green belt along the homes. You have to get the water off the property so it doesn't come down and injure the homes.

Cozzens – in regards to the drainage, they do detention basins and don't allow more run off, do you think that will affect you negatively. Robin – I don't think the detention basins will work, they will harvest mosquitos. Cozzens – most I see work, we have one at the north Stake Center, and it allows the water to come out slowly so it doesn't flood people. Robin – I have been to places where people work and can't get to their car because of the detention basin. It was on the front door of the businesses, water runs fast. If we can design or protect or prevent, the best is prevention.

Randy Whitelaw – I have lived here in 33 year, Cedar Knolls and Interstate Drive. If this is open, there are speed issues; you can coast to 40 to the end in neutral. Also, there will be an increase in crime. If you have a big motel or gas station it is inviting crime. It can dead end, behind the old Albertsons it does dead end. If you can do a U-turn it would be enough room for the fire trucks and meet code. If the cost is \$50,000 or \$100,000 plenty

will donate to not have the road go in, I know I would. We could do fund raisers and I would be willing to do that. My biggest concern is speed and crime.

Margaret Blackburn, I have only lived here since September, we bought the house on the corner where everything goes by, we see Days Inn. I don't know anything about regulations, but the Comfort Inn, we don't see it, but there is a big open space with a culvert and one open space for multi-family. Is there a possibility that there could be an access road along Main Street to 1100 and put a traffic light in so people can go left. There is a little access road along Main Street. Rowley – there is a dirt road there now. Wade Grimm – what she is talking about is the corner of Comfort Inn, the traffic comes from the hotel and jumps off the curb to Cedar Knolls.

Rowley – Kit, is the land so situated that we cannot slope the land to the east and drain to Main Street. Kit – if you look at the contours that Tim presented, it is all sloping to the freeway so you would have a lot of fill to do that. Rowley – we can note it and explore it later.

Lisa Blodgett, I live on the next street over from Interstate. I had no idea that our neighborhood had so many sewer problems. We had a problem and then the neighbors down the road. I am one street over and we have 17 kids within 5 houses, I am concerned, they run in the street. There are a lot of kids in the neighborhood.

Brent Spackman – at the Comfort Inn, the entrance, who owns the entrance that goes into the motel? Paul – I think it is a public access. Kit – UDOT. Brent – the developer has access to that now. I have heard they refused them access there. Kit – no, that is a UDOT road. Wade Grimm – that access is 130 something feet to the north and it is an island. Why does their sign have to be moved, take it straight to Main Street and put a stop light there and still do a cul-de-sac and dead end. Rick – that access is one that was granted by UDOT, Comfort Inn probably asked for an access closer to their building and UDOT determined where the access would be. Wade - There sign sets in the island, the driveway is a big distance until you get into their building, is there a reason it is that far south? Jim McConnell – Main Street along there is limited access, certain points set up for access and they can't be moved unless one access is taken out. This is where one access is located. It was left so that it is a dual access to two pieces of property. To move the access you provide non access to the other piece of property. Jerry Bess- there is a second dirt road to Cedar Knolls West. Wade Grimm – They are putting a dog leg in that road, why can't they get a variance and have the road go straight in. It would cut the length of Comfort Inn in half. They want to make it a destination. If they go into the subdivision, they will get mad and that is when they speed, people get confused and lost, it is a serious problem already. Rowley – if this has to happen, we put up two signs that say local access only and a speed bump so strangers know not to venture. Paul, next week we don't like it and vote it down, what happens? Paul – I would hope you give the city some reasons to defend itself in Court. They have 30 days to file in District Court and they will see if the city acted in arbitrary and capricious and legal way. If you do it on public comments you will lose. If you have other reasons why it doesn't meet the land use code then we have a chance to win, which is what it boils down to. Rowley – our

only option is to approve or face a lawsuit we would most likely lose. Marchant – we make viable suggestions from the meeting, Tim take note, set down with your client; they have the prerogative to develop their property. If something comes from the meeting that is viable it should be considered. Legal action should not be talked about. Rowley – we cut the street off, sewage still goes down Interstate, would it be possible to dig back to Main Street line? Kit – we would have to look at it, it would probably be too deep and the sewer on Main is on the other side of the street. Rowley – the developer is paying impact fees for sewage, would it be our burden. Black – is there a code requirement for 3 stories and a 12 inch line. Kit – the code is the number of fixtures. Black – would we be able to say you cannot build anything that exceeds an 8” line. Kit - We could have them do a sewer study to see if it has valid data and results. Black – do we have the legal stability to delay until all studies are done? Paul – that is already built into our process. The studies come in our development process, by our ordinance at the Preliminary plan state. If you say delay vicinity until studies are done, every other developer would work out the studies after vicinity. Cozzens – with the scenario of the 8” sewer, if it is required for a 12” line, can we say you can’t do anything over the 8”. Kit they can upsize, and they would bear that cost. Rick – or they would build to capacity to the line. Wade Grimm – the code also states that all commercial buildings have to have a backflow preventer. If we do that someone should foot the bill to have a backflow on all residential lots. Kit – there is a code for residential property, depending on elevation, to have a backflow. Wade – there is not a backflow on any of those residents.

Tim Watson – if we would consider the items, that is fine, but you need to understand that based on the Planning Commission to look at cul-de-sac, we looked at that. We also looked at a 4 way intersection, we have looked at several option. Mr. Grimm asked about extending this through, it is possible, but we have a minimum radius of 200 feet to make a 4-way intersection. It has to be a 90 degree intersection to Main Street, if we add a 200 foot radius we are cutting two lots out. Please give me a list of options you want me to look at. If I look at every option presented we would be forever. Marchant – you have already addressed some. Tim – can we keep other problems in the subdivision at bay; we are not addressing problems that already exist. Having a second access to another property has nothing to do with this development.

Guy Gillespie – I didn’t mean to be confrontational; I cleaned and maintained sewer lines for 20 years. The sewer system on Interstate Drive can handle what is there, but if you add a motel it would put a maximum amount of sewage that an 8” line won’t handle. If you tie that in it will be a problem. There is a thing called a lift station, is it possible to take the sewer line and tie onto Main Street with a lift station.

Rowley – after the next gentleman speaks, we have several of our employees wasting their time here that would like to go home, can we move on. Mayor – yes.

Kelly Dangerfield – I live on Interstate Drive, I have lived there longer than anyone. It seems to me that your trying to put a road in through a commercial development, why tie into a subdivision, it seems ridiculous. Who will maintain the road? I did the airport for years, who will snow plow? Rick – it would be a city street. Kelly – city employees help

a development? Rick – yes, just like we do for you. We will plow the public street only. Rowley – like by Walmart. Kelly – I know when Smith's came in I have a friend that lived behind there and they put a higher wall. The sewer and wall is ridiculous. I understand the commercial development; block it off from the subdivision. It will be buses, speed. It will be trouble with sewer and flooding. They bought that property, not the houses on Interstate Drive. Tim – anything you want me to discuss? Wall, cul-de-sac, lift station, drainage, green space. Tim – we are doing what the city asks. Rowley – ask the developer to be a nice guy and put a buffer. Tim – we have looked at the cul-de-sac. If we do we will not bring the water through and a lift station and you create a non-conforming area. Kit – we mentioned the drainage and sewer study, we may want those now, usually in preliminary, but we may need this information now. Tim – Is that part of the vicinity requirement? Kit – no, but to get past vicinity plan you may want to address those. Tim – can we not do that at preliminary? Mayor – it would be nice to have those issues addressed. Paul – you are not entitled to get approval in 2 weeks, it would speed up the preliminary plan, to get the information. Tim – we have started the process, we have met with UDOT, we have not started the drainage study, the Council will have to look at and consider seeing if we had put forth a good faith effort. Rowley – it might cut back and forth back if the developer was here. We asked Mr. McConnell to be here and he spoke to us straight. It would be nice if we could talk with the developer straight. Tim – I have reached out to you three times since the last meeting and I take offense to that. It is in our best interest to get this through as quick as possible. Rowley – I thought I would see an alternative plan with a cul-de-sac and it wasted my time. If there were here they could say straight out we don't want to do that. Tim – I did contact Kit Wareham, I found out today. There was discussion about the cul-de-sac, but the Planning Commission sent it through with a positive recommendation. Rowley – it would help if we had the actual guy here. Mayor – thank you for being here and representing your client. Black – the non-conforming cul-de-sac would be non-conforming. Can they go to BOA? Kit – I don't know if it would be non-conforming. The 500 feet is from the center line of the other cul-de-sac, so it would not be 500 feet. Black – what if off Main Street, would that be 500 feet? Kit – we would have to look at it. I don't think it would be an issue. Mayor – if the Council thinks of other questions, let Rick or Paul know and they will make sure it is back to them. Kelly Dangerfield – you will consider the cul-de-sac? Mayor – if Mr. Watson talks to his client, he did once and they were not in favor. He can bring it up one more time with them and let them know of the concerns of the cul-de-sac and he can report one way or another. Tim – I will do that. I would ask that you consider as Chief Phillips said, you are limiting what individual property owners can do with size and height. I will visit and see if they can make it to the meeting. I would hope you would consider what the fire professional said. Adams – in defense of that, Fred's comment, questions are decisions you cannot make here in the meeting, they have to run numbers. It takes time to calculate changes taking land out. I do have a home in the Cedar Knolls area, it is a rental. Action

**PUBLIC HEARING TO CONSIDER A ZONE CHANGE FROM AT TO R-1 ON
PROPERTY LOCATED IN THE VICINITY OF 200 SOUTH 3325 WEST – PAUL
BITTMENN/PLATT & PLATT ENGINEERING;** Paul – Mr. Platt is the engineer.

This is on Westview Drive by the Nursery, it connects to Chapparral Drive. Bob Platt –

the Allen's own the 2 acre parcel, it is zoned AT when annexed it defaults to that. Paul – R-1 complies with that. This is a public hearing, but I want to bring in the next item. They have gone to the Board of Adjustments to do a cul-de-sac.

Mayor opened the public hearing. There were not any comments. The hearing closed.
Action

CONSIDER ACCEPTING A ROAD DEDICATION ON PROPERTY LOCATED IN THE VICINITY OF 200 SOUTH 3325 WEST – PAUL BITTMENN/PLATT & PLATT ENGINEERING: consent

CONSIDER SEWER REPAIR BLANKET CONTRACT – DARRELL OLMSTED:

Darrell – we are asking, in the past we have done sewer repairs as a capital item. If we do a blanket contract a third party will do repairs as we find them. We put out a request and had two contractors reply; one did not bid correctly and pulled their bid, leaving Orton Excavating with the bid. They have done this type of work in the past and understand what we are asking. Their bid is \$360 a linear foot. We are requesting to give the bid to Orton. Engineering estimate is \$340. These are small repairs and there is a mobilization cost in going from one job to another. I think it is a good bid. It is not a big money maker for the bidder. Black – we have a problem with street light repairs, waiting for 20, will we do that. Darrell – we do a quarter of the city a year, if the operator finds sags or defects as they camera, we prioritize on severity and then give them a list. We have 25-30 we have from last year that this will cover. We put some on a watch list if it is hairline crack. Paul – they have a certain amount of money that they will repair what they can. Consent.

CONSIDER GRANT CONTRACT FOR UDOT FUNDS – TAMMY NAY: Tammy – we have received a contract for CATS funding for the next year. This will cover operating, project, administration and purchasing of new signs. We need 3 copies signed by the Mayor. I am asking that you approve the Mayor signing. Paul – these are Federal contracts, through the State, there are a long list of rules. Cozzens – that concerns me that strings are attached and what it binds us to down the road, what are our options. Paul – the UDOT grant, while accepting their money and running a bus system we are subject to their strings, if we don't run a bus system then the strings are done with. Some other grants with strings attached are the Airport; they are different that the strings don't go away if we close the Airport. Cozzens – we can cut these strings if we want? Paul – yes. If we wound up the bus system we have to make good with the money that was advanced. Black – does it have a match? Tammy – yes, 50/50 for operating, 80/20 for capital and project administration. Consent.

CONSIDER ANNUAL BLANKET CONTRACTS FOR: STREET LIGHT MAINTENANCE, PAVEMENT MARKING, SMALL CONCRETE PROJECTS, INSTALLED ASPHALT, STREET MATERIALS SUPPLY, CRACK SEALANT/ASPHALT CHIP SEAL OIL MATERIALS SUPPLY, CHIP SEAL ASPHALT/OIL APPLICATOR, ASPHALT STREET CRACK SEAL PROJECT, TREE TRIMMING, AND TOWING – JEFF HUNTER: Jeff – each year we send out

request for blanket contracts, this year we had 10. I have reviewed all the contracts, you have a list of all low bidders, I request that we go with low bid on all, I don't always do that, but they are all reputable contractors. Black – how are you doing the oil, do they give you a firm price? Jeff – yes. That is how Mr. Bittmenn makes it clear. Adams – who did striping last year, was it Straight Stripe? Yes. The other contractor is out of Salt Lake. We call these guys on a whim and they will run up and do a job. The one on the crack seal, we purchased our own crack seal material and he applies it, that is why the other contractors, I don't know if they didn't read the contract to know that if that is why they are high. Adams – who did that last year? Jeff – the same contractor, he does it for the Airport and Parks. Rowley – when I see a road with 10,000 cracks, is it cost efficient to have a guy do that? Jeff – you can't slop it on, it will just go down in the cracks. You see a lot of cracks on Leigh Hill, I don't know why. Consent.

CONSIDER A RESOLUTION AMENDING THE FEE SCHEDULE TO INCLUDE PARK RESERVATION FEES – AUSTIN BINGHAM:

Austin – we are asking to consider amending the fee schedule to include a park reservation fee. Currently when someone applies for a special event a fee is not charge, it incorporates a \$25 fee Renon collects, pavilion and utility fee, power is about \$2 a circuit Jonathan from Engineering worked that up for us. Special events in the past have reserved the park but not the pavilion and someone rents the pavilion for a family reunion and there are 10,000 people at their reunion. This would apply to Main Street, West Canyon and Park Discovery. Adams – the bounce house, the event may have paid a fee for the whole park, I remember before they didn't get charged for power. Austin – that is still the case, the pavilion is \$15 and they contract for a bounce house they are not charged a fee. Rowley –if I rent the pavilion and plug in a boom box is it \$40? No – this is only special events. Black – this is long overdue. Action.

CONSIDER AN AGREEMENT WITH THE STATE OF UTAH DEPARTMENT OF NATURAL RESOURCES FOR THE DELAYED PAYMENT OF IMPACT FEES FOR ITS FACILITY LOCATED IN THE VICINITY OF 646 NORTH MAIN STREET - PAUL BITTMENN AND KIT WAREHAM:

Kit – you are aware of the DNR building, impact fees have always been an issue with State buildings. We had discussions with State people on this building and they didn't have money in their capital budget, but feel they will in their operations budget, they want to enter a deferred payment agreement to pay so much a year. Paul – this agreement says a year from when both sign it. Cozzens – if they don't pay in a year we shut off the water. Paul – we would have two causes of action, breach of contract and failure to pay impact fees. Rowley – are they going to move forward with occupancy? Kit – we are waiting for a response from FEMA, we are sending a modified plan that would allow them to occupy the upper floors. Consent.

CONSIDER DISPOSAL OF CITY PROPERTY – MIKE PHILLIPS: Paul – the write up wants to dispose of the ladder truck to sell to Kanab City. Our purchasing policy says if it values of \$1,000 you have to ask, it requires a public auction, I would encourage you to put it to auction and let Kanab city bid. Rowley – the tires alone are over \$3,000. Mike – they are rotted out. Rowley – can you set a minimum bid? Yes. Mike – we were

approached by Kanab, they contacted Rick. Cozzens – if you advertise, what are the chances of getting over \$3,000? Mike – the aerial is non-function, he wants to take it apart and use it as a service truck. Rowley – we have an obligation to get as much as possible out of it. Adams – is there a difference if it is a gift? Paul – the policy does not care how we acquired it. We are the manager our property. Mike – we will amend to put it out for public auction. Consent with that change.

REVISION OF THE 2014-2015 FISCAL YEAR BUDGET – JASON NORRIS:

Jason – we are going to vote on this next week as a public hearing. 1-25 are carry over from 2014 that were not complete at year end. #26 we talked about the Building Department getting hourly staff, I don't think it will be \$3,500, this will allow them to get going on the hiring process. #27 is the grants on the solar projects for \$47,500, the solar companies pay that. #28 is the police jag grant, #29 is a private grant they have. #30 is reimbursements they receive for overtime and work for various entities. #31 is police grant, #32 is a private grant to animal control. #33 is street reimbursement, majority from URMMA, \$17,000 back to the City and we bought a retro reflect meter. #34, is a private grant to library. #35 additional revenue above anticipated for the half marathon for \$8,000; #36 is something that represents new spending and not outside money, spending inside the money. When we found out we were doing Tour of Utah last fall, we found out a start and finish city we had to get sponsors and fund raise, sponsorships were \$17,250, leaving us with a \$35,000 short of the overage. I propose we take that from TRT fund. Rowley – we have money for Shakespeare? Yes. Cozzens – do you think return on investment was worth it? Jason – I am not going to guess, but it is not free to host larger events and there are expectations from those groups for various levels of support. It is difficult to measure the economic impact. Rowley – we can't pin down the sales tax to one week? Jason – I don't think. Mayor – I would suggest we never do a start/finish ever again; the costs are a lot more. Cozzens – why didn't we know, were we not told? Mayor – we had estimates, I don't know. Jason – the Event Coordinator was going to get sponsors for motels and meals and he didn't secure enough sponsors to cover that. Cozzens – we need to ask more questions next time. #37 – the Aquatic Center was bonded with Build America Bonds and they have reduced their subsidy on those bonds several time, so we are going to transfer \$6,000 to cover the subsidy, that is one of those unique things from the financial crisis. #38 is what needs to cover the general fund. We are at our 25% threshold, we can't put any more in the general fund, it is maxed. #39, the Aquatic Center has done better on the concession sales, we will increase that \$17,000 for revenue to offset the expense. #40, middle of year we had a BLM funded grant at Airport. #41 last year I neglected to put in the State portion of the dial-a-ride, which is an adjustment. Golf Course grant for \$5,900; FAA \$999,368, #44, building permit software we talked about for \$20,000 that is new spending from capital improvement fund. #44 also new spending for legal settlement on the storm drains. Rick – that is the Armbrust agreement. #45-48 the General fund will pay for services in the enterprise funds. Paul – next week for approval there will be RDA and MBA as well. Action.

SALARY SURVEY PRESENTATION – MIKE SWALLOW: Mike Swallow – you are all tuned into the process we have gone through over the past several months. We have had a lot of involvement which is fabulous, Administration getting the leadership

team involved. (See Exhibit "D"). Every job has a stand along pay range. There are numerous jobs falling below the minimum range. We explored the consideration as being the trend setter, we chose the average. Rowley – you said the cities were chose by a data point; it is budget, size, commercial, etc.? Mike – some proximity, similar size, population and budget got in some, but budget is hard to nail down. Rick – we looked at the population, budget and number of employees other than the close proximity. Rowley – Washington causes a lot of problem, but they are close and compete. Are people migrating away? In spite of the shortfall what is the attrition? Natasha – no, not a lot. The maintenance is an ongoing process as jobs change. Mayor – I appreciate all the time you Rick and Natasha have gone back and forth to get to the workable data. Rowley – it is good to have actual date to work on. It was very helpful to me. Black – I have been through a number of these and this is probably the best I have seen. Marchant – Natasha does a good job. Rick – we are working on a revised compensation policy. I hope the information show is we have a ways to go to recognize our employees and their values and I hope we will be assertive in addressing this over the next few years. Marchant - it will take a few years to integrate. Paul – if you change the methodology, we bring the salary plan to you to formally adopt. That should be in the next 3-4 weeks.

ADJOURN: Councilmember Marchant moved to adjourn at 8:33 p.m.; second by Councilmember Rowley; vote unanimous.

Renon Savage, MMC
City Recorder

EXHIBIT "A"
CITY COUNCIL MAY 20, 2015

Planning Commission Minutes
January 18, 1994
page 2

Bob Platt made a motion to amend the subdivision to change the name from Skyline Drive to Round About Way; second by Jolene Goff; vote unanimous.

REQUEST FOR ZONE CHANGE FROM R-1 TO R-2 ON PROPERTY LOCATED AT APPROXIMATELY 200 SOUTH 600 EAST - RICHARD AND PAT CLARK: Richard Clark indicated that the annexation has taken place and now the zone change request is before the Planning Commission again. This is to give two of his children a building lot.

Rich said when originally discussed he had cooperation from property owners west of him for the zone change. That would be three lots. There is a natural barrier of 200 South to separate the R-2 from the R-1

John Westwood made a motion to approve the zone change; second by Larry Daniels; vote unanimous.

REQUEST FOR PRELIMINARY APPROVAL OF PHASE 2 OF CEDAR KNOLLS HEIGHTS SUBDIVISION, 15 LOTS - PARKS INVESTMENT COMPANY: Ken Middleton explained that the reason it did not go to Work meeting is because he thought it had been before work meeting last year.

There are different opinions on the road situation between the City and the State. J.R. Chamberlain does not want another entrance on Main Street.

Larry Daniels would like to see the road stay 66 feet. Eventually there will be a lot of traffic on that road.

Rick Holman explained that this is a complicated circulation item. It borders a State Road and they have regulations for an access. The property South of the Residential is commercial. When Interstate Drive was put in, it was designed to go to Main Street, if that is going to change it needs to be looked at. There are only two remaining locations on Main Street between 1100 South and the Freeway entrance for accesses. The road south of Mr. Middleton's property may not be ideal because of the interchange intersection being so close. The majority of the Planning Commission felt that the 66 foot road was not necessary, and could be reduced to 55 feet. The biggest concern is that if it is stopped short of Main Street, what do we do for circulation in that area.

Kit indicated that there is a 750 foot cul-de-sac which is larger than should be. Bud Rhodes indicated that we have tried in the past to keep the cul-de-sac 400 feet.

Jolene Goff made a motion to come back with a different proposal, and additional options to the property and with a circulation plan

for the property to the south; second by Don Reid; vote AYE 5
ABSTAINED 1 Bob Platt has conflict of interest.

Glen Miller mentioned some concerns about cul-de-sac's with
emergency access.

REQUEST FOR ANNEXATION OF PROPERTY LOCATED AT APPROXIMATELY U-56
AND LUND HIGHWAY - SECURITY TITLE COMPANY OF SOUTHERN UTAH, TRUSTEE
AND CELESTIA NICHOLS: Rich Gillette indicated that this is for an
Industrial Development purpose that requires it to be in the City
Limits. The 8.719 acres is the connect to the 74 acres.

Mark has researched and does not see a problem with this
configuration.

Rick explained that this property is for industrial use, the
property across the street that is in the City is industrial. This
lies within the annexation declaration of the General Plan. It
also meets the criteria for Industrial Development.

Bud Rhodes indicated that there is a 20" water main on U-56 but
would have to cross the railroad. The new sewer main, anticipated
routes would come up Lund Highway, but would still not serve this
property, so it would have to be routed a different way.

John Westwood feels that we need to take more time, it needs to
come to a work meeting. There is a problem with the sewer line.

Rick explained that annexations in the past told the proposed uses.

Scott Rasmussen explained that the company cannot be announced
until the first week in February. He explained the project to the
Planning Commission. It is a clean industry, wood products.

Don Reid made a motion to recommend this annexation to the City
Council; second by Bob Platt; vote unanimous.

ROAD RIGHT-OF-WAY MODIFICATIONS: Mark Sorenson SID street, quit-
claiming to straighten the street. This is 200 West Road between
200 and 400 north. House keeping.

John Westwood wanted to know why this was not taken care of prior
to the SID being done.

Mark indicated that these are just right-of-way's .

Bob Platt made a motion to approve; second by Jolene Goff; vote
unanimous.

Larry Daniels made a motion to approve the subdivision; second by Jolene Goff; vote AYE: 4 ABSTAINED: 1. Bob Platt has a conflict of interest.

June Bishop - Asked if the CC&R's have been filed.

Louis Brown from State Lands indicated that there will be CC&R's, but have not been drafted at this point. They will be available prior to any lots being sold.

REQUEST FOR PRELIMINARY PLAT APPROVAL OF CEDAR KNOLLS HEIGHTS SUBDIVISION, UNIT II - KEN MIDDLETON: Ray Stapley was representing the partnership on this project.

Kit has reviewed it and the concerns from the last meeting have been addressed.

The 66 foot road narrowed to 50 feet and was allowed on phase I. No problem with the cul-de-sac, it was shortened to 450 feet.

Jolene made a motion to approve the Cedar Knolls Heights subdivision as presented; second by Don Reid; vote AYE: 4 ABSTAINED: 1 (Bob Platt has a conflict of interest.)

Rick indicated that the road did continue on to Main Street and was a concern.

REQUEST FOR ZONE CHANGE FROM R-2 TO CC-1 ON PROPERTY LOCATED ON FIR STREET, NEXT TO CHRISTENSEN'S - BARLOW-NIELSON: Lew Neilsen indicated that they manage the shopping center for Utah State Retirement. They are asking for an additional 50 feet of commercial zoning. The reason for the change is to add additional parking. Major stores like to have 5 parking stalls per thousand, in this center there is 3. This is to add sufficient land to maintain the three stalls per 1000. By separating the buildings it will maintain the fire loop which is for safety. It also will not put trucks out to Fir Street. The property has been surveyed.

Larry Daniels made a motion to send to City Council for the public hearing for zone change; second by Bob Platt; vote unanimous.

Walt Mammel - An important objective is to increase the safety of home life in which to raise children. The Master Plan is a legal document which is to be followed. The goals to preserve and strengthen neighborhoods and to be protected from encroachment. This does not meet the requirements. The original request was to straighten out the zone line. It is an unreasonable threat and believe this should not be granted.

John asked if the cost was borne by First Security. The curb, gutter and asphalt will be paid by First Security.

John Westwood made a motion to approve vacating the street and altering Maple Street; second by Bob Platt; vote unanimous.

Mark indicated that the adjoining property owners do need to be notified.

REQUEST FOR FINAL PLAT APPROVAL OF CEDAR KNOLLS HEIGHTS SUBDIVISION, UNIT II - KEN MIDDLETON: Ray Stapley was present for this item. All signatures are on the map. This is one in the transition process.

Kit indicated that the plat and construction drawings were in last Tuesday, and corrections were to him Monday morning. There are some corrections that need to be made, but are minor. Kit recommended that the four items 2, 3, 4 and 9 on agenda be tabled until the corrections are to us and approved to see that they are done properly. Kit recommended that an action meeting be scheduled with the next work meeting to help the developers out on the time line. Some of the modifications are minor and some are not.

John Westwood made a motion to take the recommendation of the City Engineer and table the items until the next meeting and schedule a special action meeting for items 2,3,4 and 9; Second by Larry Daniels; vote unanimous.

Kit - The additional items on this subdivision are minor. Bob Platt has the final plat into the Engineers, but it has not been checked. They are mostly on the construction drawings on the manholes, trench, sign installation. The road to Main Street has been worked out. Addresses also need to be on the final plat.

REQUEST FOR FINAL PLAT APPROVAL OF PHEASANT RUN SUBDIVISION - CEDAR WEST DEVELOPMENT: Marlow indicated that he had engineers working all day to make the changes and are on the final plat.

Kit indicated that there are three issues that need to be addressed. Two deal with irrigation companies. Bulldog irrigation Company on the Southwest corner where there will be a pipe put in. There is a Northfield ditch on the east end of the project where you access in the project. These areas are of concern to the irrigation companies to make sure they get their water. It is important that we have proper details. There will need to be some type of inverted ditch with grates, concrete boxes etc. A lot of detail needs to be in this to make sure it works well for a proper intersection and meets the needs of the irrigation company. On Bulldog ditch was cmp pipe and the irrigation company does not want that type of pipe. They want a concrete pipe with a head

SPECIAL PLANNING COMMISSION MINUTES
APRIL 5, 1994

The Cedar City Planning Commission met in a special meeting at 5:15 p.m. on Tuesday, April 5, 1994, in the Council Chambers at the City Office, 110 North Main, Cedar City, Utah.

MEMBERS PRESENT: Chairman Rich Wilson, Bob Platt, John Westwood, Mike Slack, Jolene Goff, Don Reid, Larry Daniels, City Engineer Kit Wareham, Assistant City Manager Rick Holman, City Building Official Bob Behunin and Secretary Renon Savage.

OTHERS PRESENT: Ken Middleton, Glen & Jean Brunson, Marlene & Eddie Evans, Walt & Becky Mammel, Marlow LaFountaine, Antone Thompson and Marlow LaFountaine.

REQUEST FOR FINAL PLAT APPROVAL OF CEDAR KNOLLS HEIGHTS SUBDIVISION, UNIT II - KEN MIDDLETON: Ken Middleton presented the map of Cedar Knolls Heights Subdivision, 14 lots, to the Planning Commission.

Kit indicated that they had few deficiencies at the last meeting, which have all been addressed. They were missing one signature, but it was the Developers, and don't see any reason to hold this up.

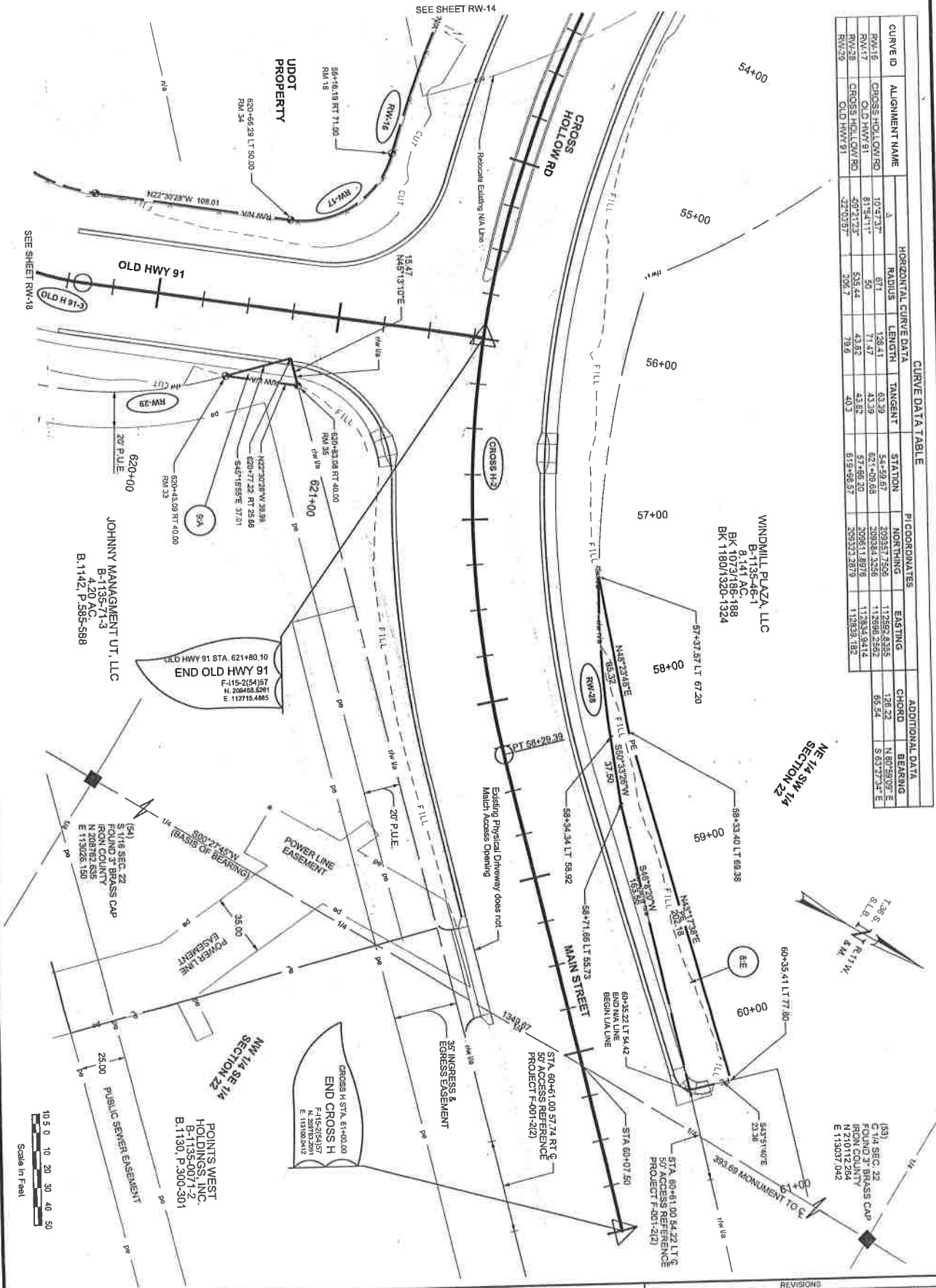
John Westwood made a motion to approve the project; second by Jolene Goff; vote AYE:5 ABSTAINED: 1 Bob Platt has a conflict of interest.

REQUEST FOR FINAL PLAT APPROVAL OF PHEASANT RUN SUBDIVISION - CEDAR WEST DEVELOPMENT: Kit indicated that last time there were 3 major issues that needed to be addressed, one the culvert on the Bulldog irrigation ditch, that has been done, they went from a 3 foot to 4 foot and Kit feels it is adequate. The other issue was approval from the irrigation companies, I would have liked a letter from the companies. Marlow indicated they were having a hard time putting that in writing. Kit asked for a verbal ok. RueGene Rollo indicated that he had not been talked to, but would ok it if everything was ok. Bob Clark said he would not put anything in writing because of liability, Kit feels that we should at least talk to him. There are some complicated issues on the Northfield Ditch that should be approved by the Irrigation Company.

Tony Thompson indicated that he talked with RueGene and indicated it would be designed like Grant Subdivision. Marlow said that he talked to RueGene at 4:30 today and said if the drawings were drawn like he specked them he would sign.

Kit indicated that with the City's concerns it is ok. The other issue was the ingress egress. There was 120 units with only one ingress, egress, and he does not feel that is enough. Kit talked to Provo City and they indicated that they require another ingress,

CURVE DATA TABLE										ADDITIONAL DATA		
CURVE ID	ALIGNMENT NAME	HORIZONTAL CURVE DATA					PI COORDINATES		CHORD	BEARING		
		3	RADIUS	LENGTH	TANGENT	STATION	NORTHING	EASTING				
RM-16	CROSS HOLLOW RD	1047.37	50	128.41	63.39	54.99.67	20351.7562	112862.2155	126.22	N 80°59'09" E		
RM-17	CROSS HOLLOW RD	8154.11	50	71.47	43.39	621.09.08	20354.2576	112869.2562	65.54	S 83°27'24" E		
RM-28	CROSS HOLLOW RD	4971.23	535.44	43.82	43.82	57.08.50	20351.7562	112834.9414				
RM-29	CROSS HOLLOW RD	2703.57	205.7	79.6	40.3	613.95.97	20353.2879	112834.9414				



PROJECT: I-15; SOUTH CEDAR INTERCHANGE		UTAH DEPARTMENT OF TRANSPORTATION REGION 4 - WILSON & CO.		APPROVED: <i>Christopher R. Peltier</i> PROFESSIONAL LAND SURVEYOR		DRAWN BY: WTD QC CHECKED BY: WTF		DATE: 01/13/14		EXHIBIT "B" CITY COUNCIL, MAY 20, 2015	
PROJECT NUMBER: F-115-2(54)57		PIN: 9951		DATE: 01/13/14		DATE: 01/13/14		DATE: 01/13/14		DATE: 01/13/14	
SHEET NO: RW-15		SHEET NO: RW-16		SHEET NO: RW-17		SHEET NO: RW-18		SHEET NO: RW-19		SHEET NO: RW-20	

Preserve Our Neighborhood

Help stop commercial expansion through our
residential neighborhood.

URGENT!

Please join us at the Cedar City
Council Meeting on Wednesday
May 20th at 5:30 p.m. in the
council chambers.

Read the attached letter and sign the petition. Any
questions call: Robin or Brenda Haight@586-2189 or
Barbara Imlay or her son Wade Grimm @586-8480.

*No, it is not a done deal and your signature and
representation at the meeting on Wednesday 5-20-15 is
crucial.*

We propose:

- 1. That there be an entrance and exit created on Main Street for the proposed developments.**
- 2. That the South end of Interstate Drive have no through traffic. It needs to be turned into a dead-end street.**
- 3. That a buffer zone be created between the businesses and the homes with a cinderblock fence and green belt area.**
- 4. That commercial sewage be removed through commercial lines.**

May 20, 2015

Dear Mayor Wilson, Cedar City Councilmen, Planning Commission Members, Cedar City Manager and Staff,

We, the following property owners in the targeted area, oppose the proposed changes to the Cedar City South Interchange commercial property. We understand that these changes would include a large motel and a gas station.

A. A motel and gas station in our area will greatly impact our neighborhood for the following reasons:

1. The design proposes that traffic will be directed down Interstate Drive as one of the two access roads to the site.
2. The roads in our neighborhood were not designed for major traffic flow. The flood of increased traffic of heavy trucks and cars will cause damage to the road structure.
3. There are many young children, elderly people and people with disabilities living in this neighborhood who would be in danger with increased traffic.
4. There will be an increase in speeds traveled as cars go straight down Interstate Drive.
5. The roads are too narrow for safe increased traffic flow.
6. The roads, as they are now, are very confusing to find your way in and out of the neighborhood. Adding more traffic will not make that any better.
7. There are many school bus stops in this area which accommodate the children going to and from school.

B. Where would the additional storm drainage go? The current system can't handle the water now.











C. Residential sewage lines are not designed to handle the extra demands of a commercial property – especially a large motel. Commercial buildings are required to have back-stop valves installed to prevent sewage back-up inside the building. Residential buildings are not. Many basements could be flooded by backed up sewage lines – which is an environmental hazard as many of those germs and bacteria can't be easily killed. The families would be living in unsafe homes and unnecessarily exposed to viruses they can't kill.

D. Property values would go down and residential neighborhoods would disintegrate over a short time.

PETITION TO SAVE OUR NEIGHBORHOOD

We propose:

1. That there be an entrance and exit created on main street for the proposed developments.
2. That the South end of Interstate Drive have no through traffic. It needs to be turned into a dead-end street.
3. That a buffer zone be created between the businesses and the homes with a cinder block fence and green belt area.
4. That commercial sewage be removed through commercial lines.

Print name:	Address & Telephone number:	Signature:
GARY K. 109	1327 CEDAR KNOLLS S. 865-7765	
BRITANNY PIERCE	1279 CEDAR KNOLLS S.	
KEITH GENTRY	1207 CEDAR KNOLLS S.	
FRANK FLORES	1185 W CEDAR KNOLLS S.	
CHARLES FLORES	1185 W CEDAR KNOLLS S.	
Jake Huntsman	1165 W Cedar Knolls S.	
Doris Fur	1145 W Cedar Knolls S.	
Marta Mitchell	1123 W. Cedar Knolls S.	
Margaret Blackburn	1099 Cedar Knolls S.	
Winora Bulloch Bess	1239 Cedar Knolls S. 534-1152	

Winora

2 weeks - 1000
or 1000000

We propose:

- That there be an entrance and exit created on main street for the proposed developments.**

[illegible]

Brent Spackman

PETITION TO SAVE OUR NEIGHBORHOOD

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Print name:	Address & Telephone number:	Signature:
Heather Mumford	1075 S 1205 W 865-7937	Heather Mumford
Mark Mumford	1075 S. 1265 W. 865-7937	()
Doris Hall	1123 So. 1265 W. 590-6746	Doris Hall
Boyd Hall	1123 So. 1265 W. 590-8448	Boyd Hall
John Reed	1273 W 1120 So 8015737896	John Reed
Brenda Haight	1331 W. 1120 So. 586-2184	Brenda Haight
Robin Haight	1331 W. 1120 S. 586-2189	Robin Haight

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Print name:	Address & Telephone number:	Signature:
Gay H. Gillespie	1107 S. Interstate Dr Cedar City UT	Gay H. Gillespie
Cheryl A. Gillespie	1107 S Interstate Dr Cedar City UT	Cheryl A Gillespie
Connie Kleeze	1091 S. 126 S West Cedar City, UT (435) 586-4203	Connie Kleeze
Theresa Spackman	1313 W. 1070 S. Cedar City, UT	Theresa Spackman
Brent Spackman	1313 W. 1070 S. Cedar City	Brent Spackman
Sandra Rocha	1067 S. 1265 W Cedar City	Sandra Rocha
Crystal Stott	1276 W. 1070 S. Cedar City	Crystal Stott
L. E. Stott	1276 W. 1070 S. Cedar City	Lance Stott
Tim Roberts	1301 W. 1120 S. Cedar City	Tim Roberts
LeAnn Roberts	1301 W. 1120 S. Cedar City	LeAnn Roberts
Doug Brown	1306 W 1070 S Cedar City	Doug Brown

Stacy

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Print name:	Address & Telephone number:	Signature:
Stacy Faddis	1207 W. 800 SO (435) 592-1962	Stacy Faddis
DeAnn Smith	940 S Interstate Dr 867-1912	DeAnn Smith
Mary Hedgys	818 S. Interstate Dr. 590-0752	Mary Hedgys
Donald J. Mc Guckin	827 Interstate Dr 590-4365	Donald J. Mc Guckin
Carol Gray	855 Interstate Dr 586-6473	Carol Gray
Victor E. Gray	855 INTERSTATE DR	Victor E Gray
Terrie Eckman	871 S Interstate Dr	Terrie Eckman
MERRELL W MITCHELL	882 SO. Interstate DR	MERRELL W MITCHELL
Warren Raby	901 S Interstate 865-7261	Warren Raby
Janet Nelson	131 S Interstate Dr	Janet S Nelson
Maggie Gillespie	916 S. Interstate Dr.	Maggie Gillespie

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[illegible]

Kling

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Print name:	Address & Telephone number:	Signature:
JEFF STUCKI	1120 S. INTERSTATE DR. 5410 5322	
Stephen Chamberlain	1104 S Interstate Dr 691-1277	
Mindi Chamberlain	1104 S. Interstate Dr. 691-1952	
ANNA SCHAMM S	1134 S. INTERSTATE 867-8806	
Carolyn Studi	1104 S. Interstate	
Byron Stuebel	1104 So Interstate	
Kelly DAVENPORT	1072 S INTERSTATE DR	
KATHERINE DAVENPORT	1072 S. INTERSTATE DR	
Shirley Beatty	1042 So Interstate Dr	
ROBERT MORLEY	1026 So INTERSTATE	
Kurt Nelson	994 S Interstate Dr	

100

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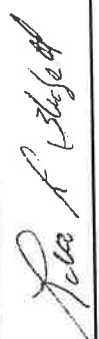

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Print name:	Address & Telephone number:	Signature:
Carol Carter	963 Cedar Knolls West 586-8276	Carol Carter
Sue Brower	975 Cedar Knolls W. 559-3652	Shari K. Brower
R. Johnson	986 Cedar Knolls W 586-8276	Frederick Robinson
John Johnson	996 Cedar Knolls W	John Johnson
Kelley Johnson	1010 Cedar Knolls W	Kelley Johnson
Judy Freeman	1010 Cedar Knolls W.	Judy Freeman
David Blodgett	952 Cedar Knolls West	David Blodgett
Sam Turner	1024 CEDAR KNOLLS W	Sam Turner
JOHN FUNK	1054 CEDAR KNOLLS W.	JOHN FUNK
Marynck Melissa Funk	1054 Cedar Knolls West	Marynck
Sara Funk	" " "	Sara Funk

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Print name:	Address & Telephone number:	Signature:
Jeff Oliverson	945 Cedar Knolls W. 435-669-1933	
Kristina Oliverson	945 Cedar Knolls W 435 669-1717	
Jennifer Edwards	936 SO Cedar Knolls W 435-807-8915	
Shannon Fielding	900 S Cedar Knolls N. 435-867-5297	
ERIC FIELDING	966 S Cedar Knolls W. 435-327-0533	
Paul K. Radmoll	1090 S. Cedar Knolls West Cedar City, Utah	
Sherma Radmoll	1640 S. Cedar Knolls West Cedar City, Utah 84720	
Lisa Blodgett	952 Cedar Knolls and Cedar City UT (435) 351-5141 84720	
Mr & Mrs Curtis Beroy	945 Interstate Dr. Cedar City Utah	

Deborah
Carter

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Print name:	Address & Telephone number:	Signature:
Deborah Carter	605 S. 1175 W Cedar City, ut 435-5559-1501	Deborah Carter
Craig Carter	605 S. 1175 W Cedar City, ut 435-307-2180	Craig Carter
Laurel J. Heulet	607 S. 1175 W. Cedar City, Utah 435-590-6796	Laurel J. Heulet
Eric Bohman Eric Bohman	610 S. 1175 W Cedar City Utah 435-590-6796	Eric Bohman
Aileen Fessia	608 S. 1175 W. Cedar City, ut 84720	Aileen Fessia
HUGO PROSKAUER	646 S 1175 W Cedar City UT 84720	Hugo Proskauer
Patty Proskauer	646 S 1175 W Cedar City UT	Patty Proskauer
Suzette Cardon	601 S 1175 W Cedar City, ut 435-590-6046	Suzette Cardon
Jill Savage	643 S. 1175 W Cedar City	Jill Savage
Chair Savage	643 S. 1175 W.	Chair Savage
Levi Savage	643 S. 1175 W.	Levi Savage

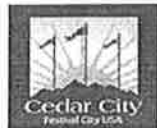
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Print name:	Address & Telephone number:	Signature:
John SPEVAK	699 So. 1175 West 586-7209	
Clayton SPEVAK	699 So. 1175 West 586-7209	Clayton Spevak
Deanna Judd	775 So. 1175 W. 590-5603	Deanna Judd
Darin Judd	1177 Northfield Rd #82 (435) 669-2314	
Grace Judd	1175 W 750 S.	Grace Judd
Tara Whitelaw	917 S. Interstate Dr 559-5155 978-633-5354	Tara Whitelaw
Naren Bryan	1184 Cedar Knolls N.	Naren Bryan
Derek Bryan	1184 Cedar Knolls N.	Derek Bryan
Susu Young	732 S 1175 S. Jan 9	Susu Young

Cedar City 2014/15 Compensation Study



Project Objectives

- *Test & Verify Internal Relationships*
- *Conduct market review and analysis to determine the city's competitive relationship with selected public employers.*
- *Install "No Pay Grade" system through job analysis & pay range determination.*
- *Make pay plan recommendations and deliver a "least cost implementation" outcome.*



Market Data – Survey Group

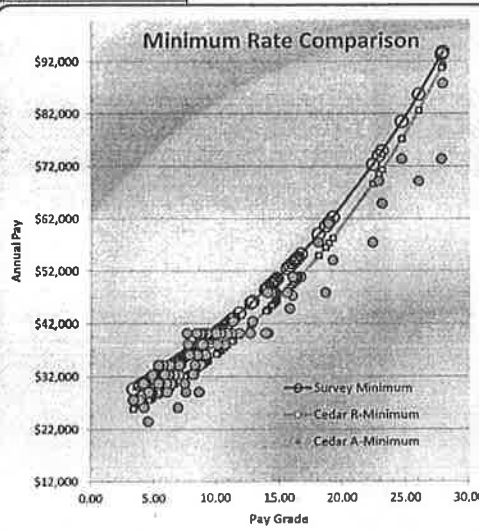
AMERICAN FORK
ASH CREEK SPECIAL SERVICE DISTRICT
CENTRAL DAVIS COUNTY SEWER
CENTRAL WEBER SEWER
CLEARFIELD
EAGLE MOUNTAIN
IRON COUNTY
JORDAN VALLEY WATER
KAYSVILLE
LOGAN
METROPOLITAN WATER, SALT LAKE & SANDY
MT. OLYMPUS IMPROVEMENT DISTRICT
MURRAY
NORTH DAVIS COUNTY SEWER
PAYSON
PLEASANT GROVE
ROY
ROY WATER CONSERVANCY SUBDISTRICT
SARATOGA SPRINGS
SNYDERVILLE BASIN WATER RECLAMATION
SOUTH VALLEY WATER RECLAMATION
SPANISH FORK
SPRINGVILLE
ST. GEORGE
TAYLORSVILLE
TIMPANOGOS SPECIAL DISTRICT
TOOELE
WASHINGTON CITY
WASHINGTON COUNTY
WEBER BASIN WATER
WEBER COUNTY

Data included for
one or more
benchmark matches



Pay Grade	Survey	Local	City	Diff	%	Job Title
27.02	\$93,853	\$93,372	\$87,797	-\$2,581	-2.8%	City Manager
27.02	\$93,394	\$90,785	\$79,382	-\$2,610	-2.9%	City Attorney
25.99	\$85,724	\$87,601	\$69,118	-\$3,063	-3.7%	Police Chief
24.66	\$80,527	\$77,195	\$73,387	-\$3,132	-4.3%	City Engineer
23.12	\$74,919	\$72,313	\$68,854	-\$3,585	-5.0%	Public Works
22.86	\$74,018	\$70,395	\$69,118	-\$3,622	-5.1%	Public Works
22.37	\$72,142	\$68,654	\$57,428	-\$3,688	-5.4%	Fire Chief
19.19	\$62,284	\$58,283	\$54,038	-\$4,001	-6.9%	Minuteman
18.86	\$61,354	\$57,332	\$61,048	-\$4,022	-7.0%	Finance
18.59	\$60,157	\$56,518	\$47,887	-\$4,030	-7.1%	Librarian
18.04	\$59,029	\$54,060	\$57,428	-\$4,069	-7.4%	Historian
18.64	\$55,274	\$51,147	\$50,856	-\$4,127	-8.1%	Police
18.38	\$54,611	\$50,476	\$50,856	-\$4,135	-8.3%	Water
16.31	\$54,427	\$50,290	\$50,856	-\$4,137	-8.2%	Police
16.17	\$54,052	\$49,911	\$50,856	-\$4,141	-8.3%	Waste
15.88	\$53,592	\$49,447	\$50,856	-\$4,145	-8.4%	Senior
15.96	\$53,545	\$49,399	\$47,345	-\$4,146	-8.4%	Senior
15.76	\$53,043	\$48,893	\$44,824	-\$4,150	-8.5%	Fire Chief
15.55	\$52,501	\$48,347	\$47,887	-\$4,154	-8.6%	Chief
14.74	\$50,548	\$46,183	\$47,887	-\$4,165	-9.0%	Police
5.36	\$32,551	\$28,639	\$34,141	-\$3,492	-11.6%	Waste
5.73	\$32,346	\$28,462	\$29,030	-\$3,484	-11.6%	Accom
4.89	\$31,838	\$27,973	\$32,140	-\$3,465	-11.8%	Police
4.87	\$31,814	\$27,950	\$29,030	-\$3,464	-11.8%	Police
4.73	\$31,600	\$27,745	\$29,030	-\$3,455	-11.9%	Police
4.59	\$31,392	\$27,545	\$29,030	-\$3,447	-11.9%	Police
4.58	\$31,372	\$27,526	\$28,425	-\$3,446	-11.9%	Police
4.25	\$30,892	\$27,030	\$28,071	-\$3,427	-11.9%	Police
4.18	\$30,803	\$26,976	\$28,071	-\$3,423	-11.9%	Police
3.91	\$30,412	\$26,554	\$27,030	-\$3,406	-12.3%	Police
3.38	\$29,664	\$25,804	\$26,554	-\$3,406	-12.3%	Police
2.54	\$28,517	\$24,657	\$25,804	-\$3,406	-12.3%	Police

Cedar City 2014/15 Compensation Study

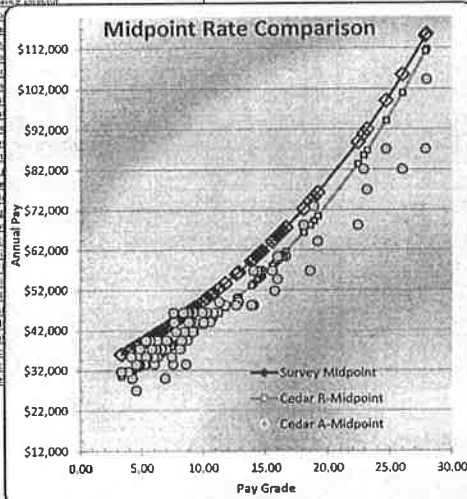


Overall
Average
-11%



Pay Grade	Survey	Cedar	Cedar	Midpoint	%	Job Title
27.92	\$115,469	\$111,914	\$104,312	\$1,755	-3.4%	City Manager
27.82	\$115,096	\$111,297	\$87,110	\$5,799	-3.4%	City Attorney
25.99	\$105,513	\$101,047	\$82,050	\$4,476	-4.4%	Police Chief
24.66	\$99,043	\$94,167	\$87,110	\$4,875	-5.3%	City Engineer
23.12	\$92,036	\$86,806	\$77,002	\$5,250	-6.0%	Finance Director
22.88	\$90,935	\$85,631	\$81,056	\$5,104	-6.1%	Public Works Director
22.37	\$88,849	\$83,448	\$68,167	\$25,401	-6.5%	Police
19.19	\$76,343	\$70,488	\$64,106	\$5,855	-8.3%	Police
18.86	\$75,348	\$69,303	\$77,621	\$5,860	-8.5%	Police
18.59	\$74,199	\$68,109	\$56,784	\$5,910	-8.7%	Police
18.04	\$72,302	\$66,349	\$68,167	\$5,953	-9.0%	Police
16.64	\$67,643	\$61,610	\$60,320	\$6,033	-9.8%	Police
16.38	\$66,820	\$60,777	\$60,320	\$6,083	-9.9%	Police
16.31	\$65,593	\$60,547	\$60,320	\$6,046	-10.0%	Police
16.17	\$66,127	\$60,076	\$60,320	\$6,051	-10.1%	Police
15.98	\$65,358	\$59,501	\$60,320	\$6,057	-10.2%	Police
15.96	\$65,499	\$59,442	\$54,223	\$6,058	-10.2%	Police
15.76	\$64,877	\$58,813	\$51,800	\$6,063	-10.3%	Police
15.55	\$64,206	\$58,137	\$56,784	\$6,069	-10.4%	Police
14.74	\$61,786	\$55,704	\$56,784	\$6,082	-10.9%	Police
5.36	\$19,554	\$13,914	\$19,410	\$5,640	-16.6%	Police
5.23	\$19,303	\$13,674	\$13,483	\$5,629	-16.7%	Police
4.89	\$18,677	\$13,078	\$17,823	\$5,599	-16.9%	Police
4.87	\$18,647	\$13,050	\$13,483	\$5,597	-16.9%	Police
4.71	\$18,384	\$12,799	\$13,483	\$5,595	-17.0%	Police
4.59	\$18,128	\$12,566	\$13,483	\$5,593	-17.1%	Police
4.34	\$18,103	\$12,533	\$16,983	\$5,571	-17.1%	Police
4.25	\$17,519	\$11,978	\$10,051	\$5,541	-17.3%	Police
4.18	\$17,401	\$11,867	\$15,449	\$5,535	-17.4%	Police
3.91	\$16,923	\$11,413	\$11,719	\$5,510	-17.5%	Police
3.38	\$16,003	\$10,543	\$11,719	\$5,459	-17.9%	Police
2.54	\$14,592	\$9,215	\$18,474	\$5,177	-18.4%	Police

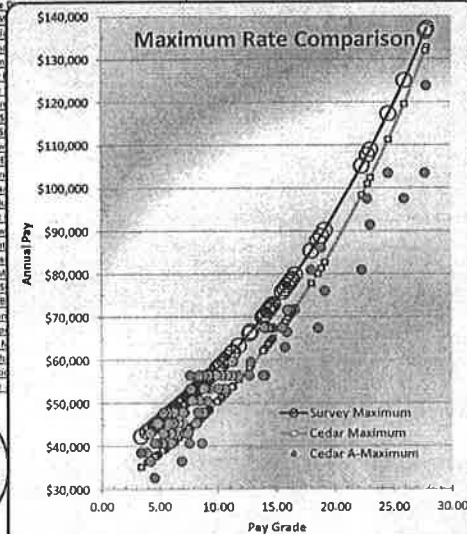
Cedar City 2014/15 Compensation Study



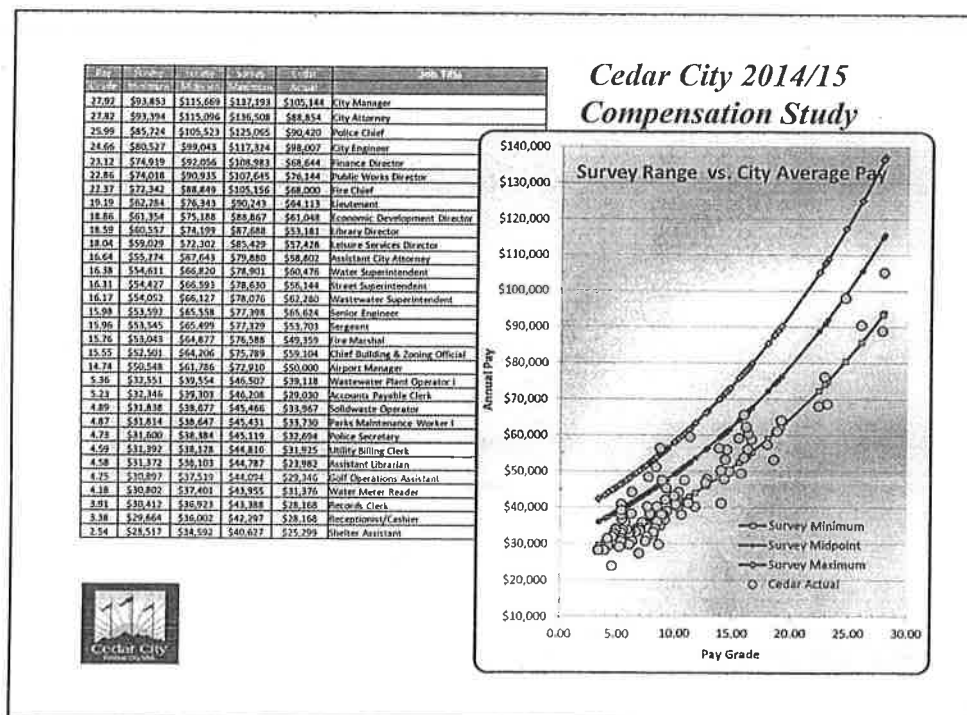
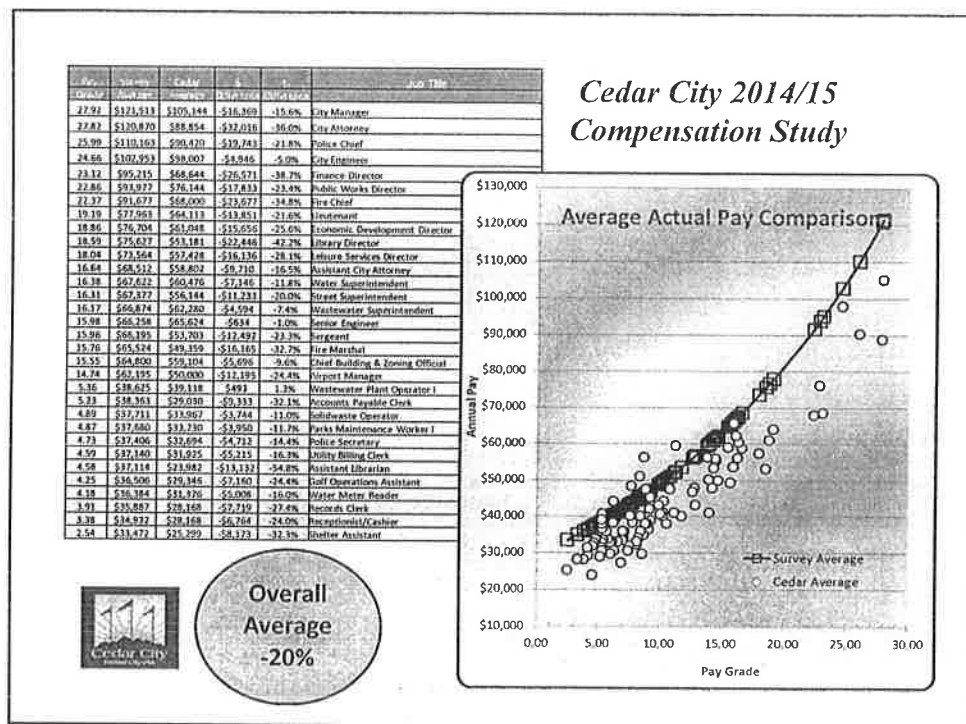
Overall
Average
-13.5%

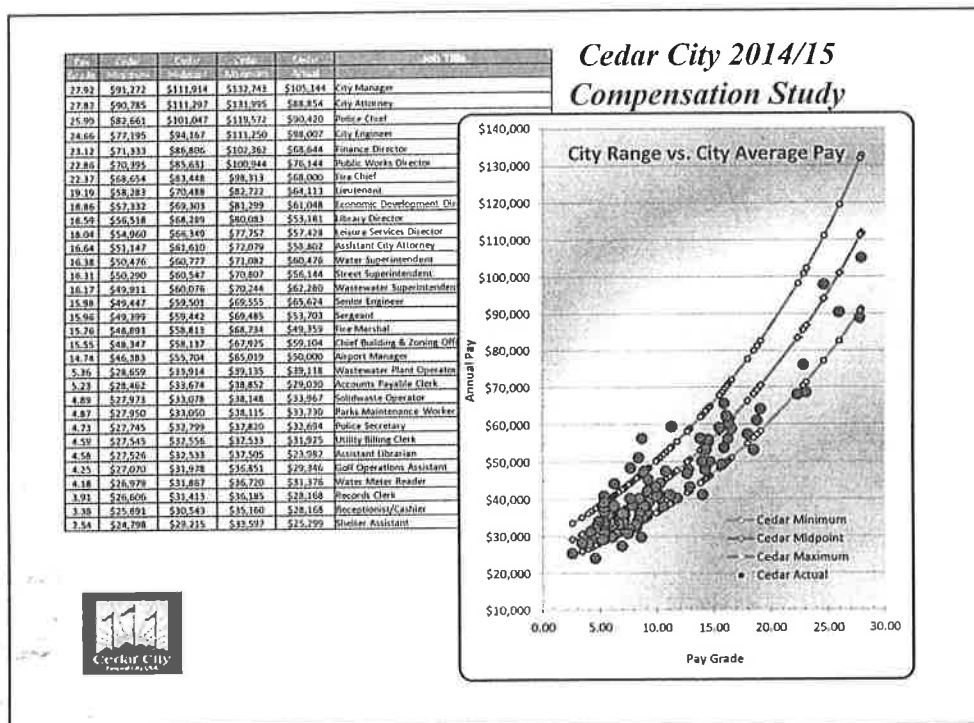
Pay Grade	Survey	Cedar	Cedar	Maximum	%	Job Title
27.92	\$117,193	\$112,743	\$123,906	\$4,450	-3.4%	City Manager
27.82	\$116,508	\$111,995	\$103,459	\$4,513	-3.4%	City Attorney
25.99	\$125,065	\$119,572	\$97,417	\$5,493	-4.4%	Police Chief
24.66	\$117,324	\$111,250	\$103,459	\$6,074	-5.5%	City Engineer
23.12	\$108,883	\$102,367	\$91,416	\$6,011	-6.5%	Finance Director
22.88	\$107,645	\$100,944	\$97,417	\$6,201	-6.6%	Public Works Director
22.37	\$105,156	\$98,313	\$80,891	\$6,843	-7.0%	Police
19.19	\$90,243	\$82,722	\$76,066	\$7,521	-9.3%	Police
18.86	\$88,807	\$81,209	\$86,008	\$7,568	-9.3%	Police
18.59	\$87,688	\$80,083	\$67,350	\$7,606	-9.5%	Police
18.04	\$85,429	\$77,757	\$80,891	\$7,672	-9.9%	Police
16.64	\$79,880	\$72,079	\$71,573	\$7,803	-10.8%	Police
16.38	\$78,903	\$71,081	\$71,573	\$7,819	-11.0%	Police
16.31	\$78,630	\$70,807	\$71,573	\$7,823	-11.0%	Police
16.17	\$78,076	\$70,244	\$71,573	\$7,832	-11.2%	Police
15.98	\$77,388	\$69,555	\$71,573	\$7,843	-11.3%	Police
15.96	\$77,329	\$69,485	\$66,424	\$7,844	-11.3%	Police
15.76	\$76,588	\$68,734	\$62,663	\$7,854	-11.4%	Police
15.55	\$75,789	\$67,925	\$67,350	\$7,861	-11.6%	Police
14.74	\$72,910	\$65,019	\$67,350	\$7,891	-12.1%	Police
5.36	\$46,507	\$39,135	\$47,768	\$7,371	-18.8%	Police
5.23	\$46,208	\$38,832	\$40,545	\$7,356	-18.9%	Police
4.89	\$45,466	\$38,144	\$45,224	\$7,319	-19.3%	Police
4.87	\$45,431	\$38,115	\$40,546	\$7,316	-19.3%	Police
4.71	\$45,119	\$37,820	\$40,546	\$7,300	-19.3%	Police
4.59	\$44,816	\$37,533	\$40,546	\$7,283	-19.4%	Police
4.58	\$44,787	\$37,505	\$32,627	\$7,282	-19.4%	Police
4.25	\$44,094	\$36,851	\$36,364	\$7,243	-19.7%	Police
4.18	\$43,935	\$36,720	\$42,819	\$7,235	-19.7%	Police
3.91	\$43,368	\$36,183	\$38,191	\$7,203	-19.9%	Police
3.38	\$42,297	\$35,160	\$38,395	\$7,137	-20.3%	Police
2.54	\$40,627	\$33,597	\$34,443	\$7,031	-20.9%	Police

Cedar City 2014/15 Compensation Study



Overall
Average
-15.1%





Going Forward

- 1 Articulate potential pay progression methods based upon learning curve, merit/performance (individual & work team recognition) and longevity
- 2 Reset organizational culture to expect and deliver excellence, through a re-defined performance evaluation process
- 3 Prepare implementation strategy and timeline for compensation adjustments (e.g. FY 2016 Budget Process, targeted range adjustments)
- 4 Identify features and enhancements to job valuation method that can strengthen internal equity outcomes (e.g. through ongoing examination of job descriptions to monitor and ensure accuracy and consistency)

COUNCIL MINUTES
MAY 27, 2015

The City Council held a meeting on Wednesday, May 6, 2015, at 5:30 p.m., in the Council Chambers, 10 North Main Street, Cedar City, Utah.

MEMBERS PRESENT: Mayor Maile Wilson; Councilmembers: Ron Adams; John Black; Paul Cozzens; Don Marchant; Fred Rowley.

STAFF PRESENT: City Manager Rick Holman; City Attorney Paul Bittmenn; City Engineer Kit Wareham; City Recorder, Renon Savage; Finance Director Jason Norris; Police Chief Robert D. Allinson; Fire Chief Mike Phillips; Economic Development Director Danny Stewart; Public Works Director Ryan Marshall; Wastewater Plant Manager Darrell Olmsted.

OTHERS PRESENT: Weston Smith, Tim Beery, Tom Jett, Jerom Hlebasko, Leslie Hlebasko, Brent Spackman, Theresa Spackman, Douglas Spencer, Eric Spencer, Joe Burgess, Jeff Burgess, Barbara Imlay, Brenda Haight, Wade Grimm, Robin Haight, Terri Hartley, Scott Jolley.

CALL TO ORDER: Michael of Mountain View Baptist Church gave the opening prayer; the pledge of allegiance was led by Councilmember Rowley.

AGENDA ORDER APPROVAL: Councilmember Adams moved to approve the agenda order; second by Councilmember Marchant; vote unanimous.

ADMINISTRATION AGENDA – MAYOR AND COUNCIL BUSINESS; STAFF

COMMENTS: ■Rowley – our damaged gabion basket is repaired, without rocks. Kit – that is part of the bid, they will get it done. Rowley – the snack bar was good for the pool with the school kids. At East Canyon Park there were fence posts around the old playground, they are bent and someone could get injured, we should get those taken care of. I am neighbors with Nathan Merrill of UDOT, he says that Cedar City hates bicyclists, can we get it straight with UDOT's standards. Kit – Jeff spent at least \$10,000 restriping bike lanes. Rowley - As I reviewed the bills, we are paying \$1,600 to send our cans to St. George, I think we should renegotiate that contract or look into it. Ryan Marshall – the last round we negotiated, the cost was \$3,200 a month for their actual costs. We agreed that they reduce it down and they keep the revenue. Trying to track the commodity is too hard. We settled on \$1,600 so they take the revenue, some months they make money, some months they lose. ■Marchant – earlier this evening I heard a comment that there was no trash cans at the cemetery for Memorial Day. Some time ago we received a letter from Linda Yon about a Helen Foster Snow program over there, will that be coming up. Rick – we can put it on the next work agenda. ■Mayor – Congressman Chris Stewart was in town, we had a chance to speak with him and his staff about the Coal Creek project, we are moving that along. We have talked with both our State Legislators and the House and Senate in DC. The USG Opening Ceremony is June 11th at 8:30 p.m. The upcoming municipal election, we have City Council seats, filing

dates are June 1-8. The Iron County Honor Flight is a week from Saturday, the return celebration is June 6th at 8:30 until the Veterans arrive back in town around 10:00 p.m., it will be a nice community celebration, it will be held at the Leavitt Hangar at the Airport. Our next Council meeting, we need a Mayor Pro-Tem. Councilmember Black suggested that Ron Adams serve as Mayor Pro-Tem, the other councilmembers all agreed. There was a nice memorial at the Cemetery on Monday, and the Cemetery looked beautiful, thanks to the City crew and the community members that came out. ■Business Update – Danny Stewart: Cameron invited Rob here to give an update on the new Christensen's store. Rob Christensen, we are locally owned and operated since 1929, I am 3rd generation, Christensen and Peterson worked together. We feel lucky to have the community support. The new location is doing great as expected and sales are up considerably. Our plans for the future are to pay for the building and continue selling shirts and shoes. Marchant – it is a very nice building and set up. Cozzens – the synergy between the Boulevard and Christensen's are good. Danny – it is a nice addition to the business community. Short update, ICSC convention last week, it was very helpful and we made good connections. I was there with Chamber of Commerce President; we walked a lot of miles and talked with a lot of people. Rowley – did their eyes light up? Danny – some sought us out, that was good. There were also a lot that we talked to and we are on the radar. Rowley – did anyone reference the Trade Magazine? No, I gave some out but no one mentioned it.

PUBLIC COMMENTS: ■Presentation on Curb-Cut Mapping – Jerom Hlebasko, CDAT Member: I am a recent member of the Cedar Disability Awareness Action Team. My task is to map, part of the CDAT Team is we need curb cuts for wheel chairs and strollers, in Washington City I helped them out on a curb, gutter and sidewalk information for certain residents. There are symbols and colors, reds, greens and a mix. The red there is no curb, gutter or sidewalk in Washington City. They had a lot of flooding issues last year, part of the study is to calculate this for them and the accessibility came into play. Red is not accessible, and orange is it is accessible, but not according to standards, green, yes accessible and up to standards. We want to make the city aware of where the problems are and they can budget for it to make it accessible. We want to give the city tools on how to best approach it. We want to convert this to a smart system which is the cloud. I can click on the red and it tells if it is accessible, it is in quadrants. It is a good feature for the City and maintenance crew, there is an inventory of sidewalk cutting and ADA accessibility, it also shows a picture of the intersection, we have tools. Mapping it for you to have the tools and decisions would come in handy for you. Rowley – did any ramps fail ADA because they don't have the bumpy bumps? Jerom – when they are accessible, they are cut, but it could be 8% which I couldn't get up. I can take it one step further, creating a heat map, taking no ramp present and not ADA compliant. Part of the board, the City has the tools to do this; you just need direction to use it. You have GIS licenses so you have a free version of this. Rowley – is some of that task in the range of an Eagle Scout? Jerom – yes, it is a big job to do all of Cedar City. Divide it into sections, they can go out with cell phones and collect data, I can give them access, they can fill in yes and no and put pictures on their phones. Cozzens – how do you handle the grade? Jerom – we can give them a measurement, a scout will not know grade, but the City can do it. Marchant – coordinating this with your

group to take the lead, get Eagle projects in an organized fashion, I see nothing but a positive result. I encourage this. Black – it would be a good project for SUU Service Day. Rowley – can you do it for when we do replacements? Kit – we have done that where we have projects like 300 West and Fir Street the ramps were redone with the street, it is common practice. Jerom – we can bring grades in if the City has that. Rowley – it would be good to set up a web site for people with a wheel chair to say I am trying to get from one place to another. Jerom – there are community involvement applications. I can type in my address and get zone and direction to fire station. Marchant – what part of the City is compliant? Kit – we would be lucky to have 20%. Marchant – a big project, we can do a little at a time. How do you feel about this, is it feasible for Eagle Scouts? Kit – to get them inventoried yes, but to get them replaced is a different story. Cozzens – what is the budget per year? Ryan Marshall - \$20,000 which is about 10 curb cuts a year. Marchant – is there a way of more critical areas? Jerom – you can do traffic consecration. The new Maverick on U-56 has traffic galore. Rowley – some scouts could do fund raisers. Jerom – the data is only as good as the person doing it. The Council thanked Jerom for his work. ■ Marcus Brinkerhoff, ICAT Swim Team, our date is coming up with the Iron County Swim Team, we are proposing to do a fund raiser for Katie Webster. I want a feel for how the Council would allow this, usually swim meets money is for ribbons, we have someone providing that. Sadie was on the swim team. This is set for June 20th. Mayor – if you're not asking for a waiver of the fees it would not be a problem. When it comes here is they are asking fee waivers. We have talked with Chris at the Aquatic Center; he said to run it by the City Council. Mayor – follow the process for the other swim meets with reservations, etc.

CONSENT AGENDA: (1) APPROVAL OF MINUTES DATED MAY 6, 11, 12, & 13, 2015; (2) APPROVAL OF BILLS DATED MAY 26, 2015 ; (3) APPROVE SINGLE EVENT PERMITS FOR (1) FIRE ROAD HELD JUNE 27TH; AND (2) JULY JAMBOREE HELD JULY 11TH – MARK BARUFFI; (4) APPROVE ACCEPTING A ROAD DEDICATION ON PROPERTY LOCATED IN THE VICINITY OF 200 SOUTH 3325 WEST – PAUL BITTMENN/PLATT & PLATT ENGINEERING; (5) APPROVE SEWER REPAIR BLANKET CONTRACT WITH ORTON EXCAVATING IN THE AMOUNT OF \$360 PER LINEAR FOOT – DARRELL OLMSTED; (6) APPROVE GRANT CONTRACT FOR UDOT FUNDS FOR CATS – TAMMY NAY; (7) APPROVE ANNUAL BLANKET CONTRACTS FOR: STREET LIGHT MAINTENANCE, PAVEMENT MARKINGS, SMALL CONCRETE PROJECTS, INSTALLED ASPHALT, STREET MATERIALS SUPPLY, CRACK SEALANT/ASPHALT CHIP SEAL OIL MATERIAL SUPPLY, CHIP SEAL ASPHALT/OIL APPLICATOR, ASPHALT STREET CRACK SEAL PROJECT, TREE TRIMMING, AND TOWING – JEFF HUNTER (SEE EXHIBIT “A”); (8) APPROVE AN AGREEMENT WITH THE STATE OF UTAH DEPARTMENT OF NATURAL RESOURCES FOR THE DELAYED PAYMENT OF IMPACT FEES FOR ITS FACILITY LOCATED IN THE VICINITY OF 646 NORTH MAIN STREET - PAUL BITTMENN AND KIT WAREHAM; (9) APPROVE DISPOSAL OF CITY PROPERTY THROUGH AUCTION – MIKE PHILLIPS; Black – did we get things taken care of on the process for #9? Chief Phillips – I am waiting for approval.

Councilmember Rowley moved to approve the consent agenda items 1 through 9 as written above; second by Councilmember Black; vote unanimous.

CONSIDER AN ORDINANCE CHANGING THE ZONE FROM AT TO R-1 ON PROPERTY LOCATED IN THE VICINITY OF 200 SOUTH 3325 WEST – PAUL BITTMENN/PLATT & PLATT ENGINEERING: Councilmember Marchant moved to approve the zone change from AT to R-1 on property in the vicinity of 200 South 3325 West; second by Councilmember Rowley; roll call vote as follows:

Ron Adams	-	AYE
John Black	-	AYE
Paul Cozzens	-	AYE
Don Marchant	-	AYE
Fred Rowley	-	AYE

CONSIDER A RESOLUTION AMENDING THE FEE SCHEDULE TO INCLUDE PARK RESERVATION FEES – AUSTIN BINGHAM: Councilmember Black moved to approve the resolution amending the fee schedule to include park reservation fees; second by Councilmember Cozzens; vote as follows:

AYE:	<u>5</u>
NAY:	<u>0</u>
ABSTAINED:	<u>0</u>

PUBLIC HEARING TO CONSIDER A RESOLUTION FOR REVISION OF THE 2014-2015 FISCAL YEAR BUDGET – JASON NORRIS : Cozzens – I missed last meeting, did we not find money for smart controllers what Mr. Hall helped us with. Two would be \$15,000. Could we find funds for one? Jason – probably with a month left it would be difficult to have them installed by the 30th; we can consider it for the next budget. Mayor – if it was out of this budget they would have to be installed by June 30th. Cozzens – next year's budget. Jason – we have suggested RAP Tax since it happens on the athletic fields; otherwise we will have to look at other funding sources. Rowley – we had 3" of rain this month. Cozzens – have we had most of the parks shut off? Rick – I don't think we have had to water much; we have had private people watering more.

Mayor Wilson opened the public hearing. There were no questions or comments. The hearing closed.

Councilmember Black moved to approve the resolution amending the revision of the 2014-15 fiscal year budget; second by Councilmember Marchant; vote as follows:

AYE:	<u>5</u>
NAY:	<u>0</u>
ABSTAINED:	<u>0</u>

CONSIDER VICINITY PLAN FOR THE WINDMILL PLAZA COMMERCIAL SUBDIVISION – KIT WAREHAM/WINDMILL PLAZA LLC: Mayor – if there are public comments, we welcome input, but we ask that it be new information that was not discussed last week.

Tim Watson – at our meeting there were a few items brought up for the vicinity plan, first being the sewer and capacity for Interstate and flow to the north and the drainage. There have been solutions for the sewer identified; you received an email from Kit discussing that. The Developer and I met with Kit yesterday and then the developer met with Kit today. The drainage, I ran preliminary numbers, the existing site is producing 4 cubic feet per second, there are two culverts to drain the area, one in the SE corner and SW corner, they have been historically used to drain the area, Mr. McConnell answered questions, we will utilize the north culvert and can max that out at 24", any additional drainage will be the responsibility of each site, the combination of the entire development will not exceed 24". Cozzens – with lot 1 how big of retention pond? Tim – the whole property if developed is about 30 cubic feet per second. Each lot will take their fair share. There is a little in I-15 median. There are three drainage areas. Cozzens – can the parking lot be designed to be part of the detention? Tim – yes, it doesn't happen a lot. The Day's Inn has two detention basins in their parking lot. We will try and direct flow as much as possible. Rowley – is it to detain or retain? Tim – to detain. Rowley – slowly flow to the freeway, not a pond. Tim – that is correct depending on the rain storm; I would think an hour or two. Rowley – there are several in the City? Kit – yes and we try and get out and look at them. It is part of the storm drain ordinance, they can have impact fees waived if they put those systems in, and it is a controlled release and designed to drain in 24 hours. Cozzens – the North Stake Center, how long does it take to drain? I have seen it one time almost overflow. Kit – around 24 hours. Black – what about the hard scape run off? Tim – our focus will be the street, the location of drop inlet or control feature at the north end of the property will make it easy, the rest is the individual lot owners. Rowley – did I read some will break eastward or will the entire drive move to the west? Tim – the natural grade is to the northwest. Kit – I talked with the retention on each lot and handling the street drainage that flows to the north and west. Tim – we are asking for the approval of the vicinity plan and we will complete the drainage study for the commercial development. Rowley – Mr. Gillespie phoned in and realized that when he was referring to sewer codes it was for 3,000 rooms in Nevada. The sewer plan in place would be adequate to handle the flow of this design? Kit – yes, we have done an analysis and I sent you an email to modify the downstream sewer system to make capacity for this development. Larry also did calculations on the proposed motel and size of sewer lateral and a 6" is sufficient. Black – what would be needed downstream? Kit – it is a simple modification. The sewer line down 1100 West also feeds up along 800 South almost to Main Street, the Village Inn, the SWATC Building, Boulevard and Christensen's. We looked at an option proposed by the developer to take the line down 800 West and divert to 860 South to the 900 West line and it would take out sufficient flows that would leave a 12% available capacity in the 1100 West line. Rowley – would it require trenching? Kit – yes, a small area. Cozzens – is this the only bottleneck? Kit – yes, the line down 900 is a 12" and it would bring it to 50% capacity and 1100 West and 900 West tie into larger lines. Rowley – we talked about a lift station

on Main Street? Kit – it has areas that are 10” and we don’t want another lift station.
Rowley – the line down Interstate has the capacity to handle what is built on Windmill?
Kit – yes, once we divert the other line it will have sufficient capacity.

Robin Haight – I represent concerned citizens in Cedar Knolls and Interstate. It amazes that all the information is hidden, the developer, the codes and how to get copies. We look at the flag and pledge. Do we have justice for all or for a developer that has friends on the Council? I sat with good neighbors in my kitchen that were in tears because no one would tell them what was going on. I want to introduce neighbors, do we have justice for all or just for Mr. Burgess. Mayor – we don’t want to go there. Robin – we want a clear idea of the codes that protect all of us and have a level playing field Frank Imlay was a retired naval officer, built a home for peace and tranquility and while we respect the scantily of the home in our neighborhood, it is a side view of their home, have all codes and ordinance been adhered to. A problem we had plumbing pipes that were not installed correctly. Cozzens – was that to a home? Yes that has nothing to do with the City. It was a private install. Robin – it was inspected by the City, with verification. The Planning & Zoning laws, were all laws and ordinances followed on the Windmill Subdivision. I had problems finding out how much was paid for the property, it was a 10th of an acre how much did it cost? Mayor – that is not relevant, it is between UDOT, we need to focus on this development. Robin – if UDOT is public why can’t we get access to information, Jim said it will cost \$50,000 to access Main Street. Mayor – what the developer was paid or not is nothing to base a decision on. Robin – we want access to know if it was done fairly. Mayor – you request that information from UDOT. Robin – are all zoning ordinances followed? The Mayor, former Mayor was talking to UDOT petitioning for the south interchange and we want to make sure unfair advantage was not obtained; they have private knowledge and information, where do we get accurate information. Rick – we had numerous public meetings advertised like this agenda where UDOT representatives were here and presented the interchange design. It was public meetings like this. Robin – the confusion on Windmill. Mayor – is your question the cost on that. Robin – we want people to be treated fair even if they don’t have money. The neighbors should not be pushed aside; we need to clean it up because people don’t know. We want better information. Mayor – as far as financial you will have to work with UDOT, we don’t have records for private transaction. They should not take a private developer and they do care about everyone and everyone treated fair to all parties, not on a prior business dealing with another developer. Robin – sometime it is hard to get public record. My point is people have the right to know what is happening in their neighborhood. They have moved dirt, encroached in the neighborhood in funny ways. What piece of mind can she have that she doesn’t have to live with things that are intolerable; she has had problems with the sewer already. Protect all of us equally, don’t make a developer that is a smoke screen on hotel development, if any of you are involved and have a financial commitment you should withdraw, that would be fair. Mayor – we regularly practice, even if no financial gain, there have been different issues with a perceived conflict, they up front and let people know and you have no worries. Marchant – we are at this point because we failed to communicate effectively from the start. As the property was to develop and divide up, it would have been prudent to meet with those in the neighborhoods to say and suggest that they are in the process of developing, the

outcome is not determined yet because all the property is not sold. What concerns do you have as a neighborhood, have that conversation prior to this taking place, we are putting the pieces in place. The future tells us in my opinion that the best thing to do is solve the problem before we have it. Anticipate that some will be affected that goes beyond the project. We understand some concerns, how do we solve it now, let's look at a solution. We know the problems and I appreciate the expressions of concern, you need to be heard. We can spend the rest of the night swinging allegations. The overall problem is that party A didn't tell Party B what they were doing. Mayor – this is a new change three months ago. Kit – we bring it to City Council so that this can be addressed in vicinity instead of final plat. Mayor – people can come sooner in the process. Robin – I would appreciate the information, we need to know more so we can be good citizens. Help us to be informed to make good decisions.

Wade Grimm – the main house in question is my 82 year old mother and I have a lot of concerns about it and I know about sewer flows and lines, I have for 39 years been working in heavy construction. Where did we base the flow of the line? Kit – the number of houses, they are projected a certain amount of flow for business, church and residents. Wade – if it is the largest hotel in the City? Kit – based on the code for the International Building Code. Wade – we have a different of opinion. Planning & Zoning ordinances for Cedar, Chapter 26-1-1, See Exhibit “A”. I don't think we are looking at all of those. Rowley – the misfortunate thing is when the realtor sold your mother the property he did not say that it abuts a commercial property and that is what has happened. The street was planned for R-3 which is apartments which would have created a buffer between commercial and residential and the developer does have a legal right. Wade – all the hype is we don't want him to develop, our intent is not that, but to keep the overflow out of the residential neighborhood. There are 23 bus stops. Cozzens – these situations are difficult, I know a lot of people up there, and I have talked to a lot that are happy about the development. I don't believe you will have increased traffic; people will come to hotel, and leave the same way. There will be solutions to control traffic. Wade – you will open up an access for the darker side. Rowley – that is how the rest of us live. There was never intent for that to be a private road. Most people in the City live where they have people driving around them. Wade – I also want clarification about zoning backing up to residents, 26-III page 25-26 See Exhibit “B”. Mayor – at the end we want a copy of what you have read. Wade – building setbacks. No setback for commercial bldgs. Accept adjacent to residential set back 20' from residential property. We know you have the ability to table this; we want you to do that based on facts brought forth today, finish the review. Cozzens – you talked about setbacks, are you saying we wouldn't follow them? Wade – we were told in Planning Commission that they can back it up to the property lines, it is a minimum 20' setbacks. Cozzens – can you imagine a commercial development doing that? Kit – no, we will follow ordinance, they will have parking in that area. Cozzens – there are people excited about the access. Wade – it is a democracy and majority rules. Cozzens - my folks bought property in Moab, my dad has been handicapped and they have been able to develop and sell property to support themselves, and people have wanted to change the rules as they go. I have been offended by those that wanted to take the property my father bought in 1950 and not develop. Wade – we don't want him not to develop. Cozzens – if people are opposed they need to

buy the property. Wade – talking to 154 out of 181 residents and listen to their concerns, they feel it is a cloak and dagger and 70 did not know until we took information to them. Adams – I have listened to all of this, read all material sent to me, I own a home and have for 26 years and I always know there was ground to the south that would be developed. I know the emotions, but it is a fact of life that as Paul tried to get his point across, if you don't like the property adjacent to where you purchased, the only way to have what you want is to buy the ground, if not the zoning ordinance allows development. This property has been commercial over 30 years, the R-3 created a buffer that is no longer there, and at that time knew they were butting up against commercial. It creates a lot of emotion, but the only way to prevent neighbors in your back yard is to buy the ground. Wade – he can develop, we want further review and research and have another discussion and try to find a positive way to have an amicable resolution. There are better ways to approach. Adams – we have addressed every point you have brought up. I had concerns with the sewer, now knowing what is planned to transfer the loads I don't have a problem and the drainage is resolved. Wade – have you seen the results of a miscalculation? Rowley – I have researched and the concerns brought up last week have been cleared up to my satisfaction. I believe as much as I regret having to do this.

Black – Wade and Robin we have complete confidence in City Staff, they make sure all process are done legally and above board. Our ordinances and processes designed to protect us sometimes bite us in the rear end, but they are on the books and legal. I had 5 concerns when I started this, one was the road, to have two entrances and exits is required if a building is 30 feet high? Chief Phillips – 30' high or 3 stories, or 62,000 square feet and the access has to be diagonal. Black – I would suggest that if there is a hotel we will have these standards. I say put the road in and put up a sign that says no outlet, public travel only. When you go to a commercial area you generally go out the way you came in and I believe that people will do that. I also think there are residents that are looking forward to an easier access to the freeway and Wal-Mart. Signage first, if increased travel put a gate up until we have to have the through street. I had concerns about sewer, I can't tell you how good Kit is, will we ever do things that are error free, Kit uses every bit of information at his disposal and the engineer has done the same. The sewer being split will handle that and no lift station, they don't operate well and there is a smell. Water, I was concerned about run-off, no water can go down Interstate, drop inlets, and detention. I have a concern with the wall, there is a 6 foot maximum, and there are more walls through town higher than that. Wade – Smiths did that larger to satisfy the neighbors. Black – I want to get it higher, sound barrier and deterrent to people. Paul – you measure the wall from the uphill side to measure the 6'. If residents are on the downhill it will seem higher. Black – can they get a variance? Paul – they can apply, I can't guarantee what the Board of Adjustments will do. Black – I would hope the developer would put a green belt and no dumpsters or storage next to the residential area. Wade – we hope you table this for a few weeks. Black – to accomplish what? Wade – to find more solutions. Black – you haven't brought up anything that we haven't addressed. Legally we don't have a leg to stand on. Mayor – we know you want the issue tabled, we appreciate you coming tonight. Tom Jett – I want to remind that this is not the last time it will come to this body, preliminary and final plat. I have attended the meetings a lot of years and it is transparent and open. There are a lot of discussions, but the issue will

come up again. I have seen a lot of issues and debates for 18 years. Kit – one clarification, the preliminary plan stage is only staff review; you will see it at final plat.

Councilmember Adams moved to approve the vicinity plan for Windmill Plaza Commercial Subdivision; second by Councilmember Cozzens; vote unanimous.

CLOSED SESSION – REASONABLY IMMINENT LITIGATION:

ADJOURN: Councilmember Black moved to adjourn and move into the RDA meeting at 7:19 p.m.; second by Councilmember Marchant; vote unanimous.

Renon Savage, MMC
City Recorder

CHAPTER 26
PLANNING AND ZONING
ARTICLE I. INTRODUCTORY PROVISIONS

Section 26-I-1. Purpose
Section 26-I-2. Interpretation
Section 26-I-3. Scope
Section 26-I-4. Definitions

This Chapter shall be entitled THE PLANNING AND ZONING ORDINANCE OF CEDAR CITY, UTAH, and may be so cited and pleaded.

SECTION 26-I-1. Purpose.

This Chapter is hereby declared to be enacted for the purpose of promoting the health, safety, convenience, morals, and general welfare of the inhabitants of Cedar City, Utah, and:

- (A) To encourage and facilitate the orderly growth and development of the City.
- (B) ~~To promote sanitation and the health of the inhabitants.~~
- (C) To promote safety from fires, floods, traffic hazards, panic and other dangers.
- (D) To lessen congestion in the streets, to provide adequate light and air, prevent the over-crowding of land and avoid undue concentration of population.
- (E) To secure economy in municipal expenditures and to facilitate adequate provisions for transportation, water, sewage, schools, parks, and other public requirements.
- (F) To stabilize and improve property and prevent obsolescence and degeneration of buildings.
- (G) To increase the security of home life, improve the morals, and preserve and create a more favorable environment in which to rear children.
- (H) To promote the development of a more wholesome serviceable and attractive city, and,
- (I) To maintain or improve the quality of life for present and future inhabitants.

SECTION 26-I-2. Interpretation.

In the interpretation and application, the provisions of this Chapter shall be held to be the minimum requirements adopted for the promotion of public health, safety and welfare.

SECTION 26-I-3. Scope.

It is not intended by this Chapter to repeal, abrogate, annul or in any way impair or interfere with existing provisions of other laws or ordinances, except those specifically repealed by this Ordinance, or with private restrictions placed upon property by covenant, deed, or other private agreement, or with restrictive covenants running to which the City is a party. Where this Chapter imposes a greater restriction upon land, building, or structures than is imposed or required by

such existing provisions of law, ordinance, contract or deed, the provisions of this Chapter shall control.

SECTION 26-I-4. Definitions.

(A) Purpose: For the purpose of this ordinance certain words and terms are defined as follows: Words used in the present tense include the future. Words in the singular number include the plural and the plural the singular. The word district is synonymous with the word zone. And the word Zoning Administrator synonymous with the word Building Inspector. Words not included herein, but defined in the Building Code shall be construed as defined therein.

(B) Definitions: The following definitions shall apply for this chapter.

(1) Accessory Use or Building: A subordinate use or detached building clearly incidental to and located upon the same lot occupied by the main building; also a building clearly incidental to an agriculture or animal care land use located on a lot in an agriculture zone, which lot meets the minimum lot size and is not under one acre.

(2) Adult Daycare Facility: An adult daycare facility means any building or structure furnishing care, supervision, and guidance for three (3) or more adults unaccompanied by guardian for periods of less than twenty-four hours per day.

(3) Agriculture: The tilling of soil, raising of crops, horticulture and gardening but not including the keeping or raising of domestic animals or fowl, and not including any agricultural industry or business such as fur farms, animal hospitals, farm equipment sales, or similar uses.

(4) Airport: A landing area used regularly by aircraft for receiving or discharging passengers or cargo.

(5) Alley: Any public place or thoroughfare which affords generally a secondary means of vehicular access to abutting lots and is not intended for general traffic circulation.

(6) Alley Line: The boundary which separates the right-of-way of an alley from the abutting property.

(7) Alteration: As applied to a building or structure, a change or rearrangement in the structural parts or in the existing facilities or an enlargement, whether by extending on a side or by increasing in height, or the moving from one location or position to another.

SECTION 26-III-13. CC Central Commercial Zone.

(A) Objective and Characteristics: The CC Central Commercial Zone has been established as a district in which the primary use of the land is for business purposes. The area covered by this zone is now and is intended that it shall continue to be the dominant shopping and financial center of the City and surrounding territory. For this reason the zone has been located where the street pattern makes the business buildings readily accessible to all parts of the City and surrounding region where business and shopping activities can be carried on with maximum convenience. The CC Zone is characterized by wide, clean, well-lighted streets, ample pedestrian ways and vehicular parking lots for the convenience and safety of the public. Attractive, inviting and well-maintained shops, stores, offices and other buildings are also characteristic of this zone. Representative of the uses in this zone are banks, hotels, office buildings, theaters, and a wide variety of retail outlets. Conversely, uses which tend to create business dead spots, cause undue scattering of business and generally tend to thwart the use of the land for its primary purpose have been excluded from this zone. In order to accomplish the objectives and purposes of this ordinance and to promote the characteristics of this zone, the following regulation shall apply in the CC Zone, Central Commercial Zone:

(B) Use Regulations: See Section 26-III-21.

(C) Lot Area Requirements: There shall be no minimum lot area requirements for commercial lots used for a commercial use permitted in the zone except for gas pumps and off-street parking area requirements. For buildings arranged, intended, or designed exclusively for residential use, the minimum lot area requirements shall be the same as for dwellings in the R-3 zone, except that no lot area requirements shall apply when the dwellings are located above the ground floor and said ground floor is devoted exclusively to a commercial use permitted in the zone.

D) Lot Width Requirements: There shall be no minimum lot width requirements for commercial lots used for a commercial use permitted in the zone except for gas pumps and off-street parking area requirements. For buildings arranged, intended, or designed exclusively for residential use, the minimum lot width requirements shall be the same as for dwellings in the R-3 zone, except that no lot width requirements shall apply when the dwellings are located above the ground floor and said ground floor is devoted exclusively to a commercial use permitted in the zone

(E) Building Setback Requirements:

(1) Side Setback: Any commercial building adjacent to a street right-of-way shall be set back 20 feet therefrom. No other side setback shall be required for buildings having fire resistive walls in compliance with the Building Code except

that all buildings adjacent to a lot zoned residential shall be set back at least twenty (20) feet from the lot line of the adjacent residential property.

(2) **Front Setback:** The front setback shall be twenty (20) feet from the front lot line.

(3) **Rear Setback:** No rear setback shall be required for commercial buildings having fire resistant walls in compliance with the building code, except that all buildings adjacent to a lot zoned residential shall be set back at least twenty (20) feet from the lot line of the adjacent residential property.

(4) **Non Fire Resistant Building Setbacks:** For non-fire resistant buildings, regulations as contained in the Building Code shall apply, except all buildings and structures, including but not limited to gasoline pumps, shall be set back at least twenty (20) feet from the street right-of-way line.

(5) **Residential Use Building Setbacks:** For buildings arranged, intended, or designed exclusively for residential use, the setback requirements shall be the same as for dwellings in the R-3 zone.

(F) **Building Height Requirements:** The maximum height of any building with a commercial use shall be fifty (50) feet except buildings arranged, intended, or designed exclusively for residential use, the maximum height requirement shall be the same as for dwellings in the R-3 zone.

(G) **Building Size Requirements:** No requirements.

(H) **Special Provisions:**

(1) All off-street parking space shall be hard surfaced.

(2) All merchandise, equipment, and other materials (except for vehicles in running order) shall be stored within an enclosed building or within a sight obscuring enclosure.

(3) No dust, odor, smoke, vibrations, or intermittent light, glare, or noise shall be emitted which is discernible beyond the premises.

(4) Landscaping - See Article VII, Landscaping

(I) **Supplementary Regulations:** See Article IV, Supplementary Regulations to all zones.

Report Criteria:

Detail report.
Invoices with totals above \$0 included.
Paid and unpaid invoices included.

Invoice Number	Description	Invoice Date	GL Account and Title	Net Invoice Amt	Date Paid
ADOT MOTOR VEHICLE DIVISION					
MAIDA J MARTINE	RCRD RQST-MAIDA JANET MARTINEZ	06/03/2015	10-44-310 PROF & TECH SERVICES	5.00	
Total ADOT MOTOR VEHICLE DIVISION:				5.00	
ALDER CONSTRUCTION					
#21 MAY 1-31, 201	WWTP NITRATE MITIGATION PROJEC	05/31/2015	53-56-730 CAP OUTLAY-IMPROVEMENTS	167,652.09	
Total ALDER CONSTRUCTION:				167,652.09	
ALLEN, RANDALL C.					
JUN 2015	PUBLIC DEFENDER CONTRACT	06/01/2015	10-44-310 PROF & TECH SERVICES	1,475.00	
Total ALLEN, RANDALL C.:				1,475.00	
AMERICAN WEST ANALYTICAL LABS					
1505237	ANALYTICAL SERVICES	05/29/2015	53-56-312 TESTING	309.37	
Total AMERICAN WEST ANALYTICAL LABS:				309.37	
AWI - AMERICAN WIRELESS INC					
JUN 2015	10-40620 - WIRELESS - JUN 2015	06/01/2015	10-73-270 UTILITIES-FIRE	69.95	
Total AWI - AMERICAN WIRELESS INC:				69.95	
BAKER & TAYLOR					
4011232738	415754 L102673 4-BOOKS	05/12/2015	10-87-483 BOOKS-CHILDREN	23.89	
4011232738	415754 L102673 4-BOOKS	05/12/2015	10-87-482 BOOKS-YOUNG ADULT	380.80	
4011232738	415754 L102673 4-BOOKS	05/12/2015	10-87-481 BOOKS-GENERAL COLLECTION	16.14	
Total BAKER & TAYLOR:				420.83	
BARNEY BROS. ELECT. INC.					
7123	CCC-50% INSURANCE	05/12/2015	10-79-260 MAINTENANCE-STREET LIGHTS	1,050.00	
Total BARNEY BROS. ELECT. INC.:				1,050.00	
BARTOK CONTROLS INC					
2848	HEAT EXCHANGER FOR PUMP	05/19/2015	10-83-262 BUILDING & GROUND MAINTENANCE	1,480.07	
Total BARTOK CONTROLS INC:				1,480.07	
BEST WESTERN COTTONTREE INN					
2102	CCPD-SUTTLEMYRE#122A	04/16/2015	10-70-233 TRAVEL & TRAINING-PATROL	104.05	
2102	CCPD-BONZO#221A	04/16/2015	10-70-232 TRAVEL & TRAINING-DETECTIVES	104.05	
Total BEST WESTERN COTTONTREE INN :				208.10	
BETRIDGE DISTRIBUTING, KEN					
0195467	00844-15W40 OIL	05/20/2015	10-78-930 INVENTORY	452.78	
Total BETTRIDGE DISTRIBUTING, KEN:				452.78	

Invoice Number	Description	Invoice Date	GL Account and Title	Net Invoice Amt	Date Paid
BOWEN, COLLINS & ASSOCIATES					
12902	ENG SVCS - CR HOLLOW DETENTION	05/04/2015	54-40-733 CAP OUTLAY-CROSS HOLLOW BASIN	1,511.50	
Total BOWEN, COLLINS & ASSOCIATES:				1,511.50	
CARTER WELDING, INC.					
746949	CC-WELD STAND/NITRATE FACILITY	05/26/2015	53-56-730 CAP OUTLAY-IMPROVEMENTS	6,800.00	
Total CARTER WELDING, INC.:				6,800.00	
CEDAR AREA INTERFAITH ALLIANCE					
DAY OF PRAYER 2	2015-BLACK,ROWLEY,MAYOR	05/07/2015	10-41-610 SUNDRY	30.00	
Total CEDAR AREA INTERFAITH ALLIANCE:				30.00	
CEDAR CITY COCA COLA					
38508	CONCESSIONS MERCHANDISE C02	05/18/2015	20-40-482 MERCHANDISE-CONCESSIONS	21.00	
Total CEDAR CITY COCA COLA:				21.00	
CEDAR CYCLE					
1162	CCPD-PATROL BIKES	05/30/2015	10-70-612 BIKE PATROL MAINTENANCE	1,440.00	
Total CEDAR CYCLE:				1,440.00	
COLONIAL LIFE					
3792991-0508093	E3792991-PREMIUMS 5-8/5-22 2015	05/26/2015	10-73-942 FED GRANT-SAFER	878.40	
Total COLONIAL LIFE:				878.40	
CPS HR CONSULTING					
SOP39365	CEDA007-FIRE MARSHAL TESTING	05/27/2015	10-73-310 PROF & TECH SERVICES	813.05	
Total CPS HR CONSULTING:				813.05	
CURTIS & SONS, L.N.					
3158266-00	3999- 1.5 NH 500 GPM MONITOR,JOY	06/01/2015	10-73-740 CAP OUTLAY-EQUIPMENT	6,988.75	
Total CURTIS & SONS, L.N.:				6,988.75	
DEMILLE TURF FARM					
34366	CCC- SOD FOR CEMETERY	05/14/2015	10-83-262 BUILDING & GROUND MAINTENANCE	420.00	
34573	CCC-SOD FOR SIDEWALK JOB	04/07/2015	10-79-264 MAINTENANCE-SIDEWALKS	9.00	
Total DEMILLE TURF FARM:				429.00	
DORSETT TECHNOLOGIES, INC.					
36365	C14166 - UPGRADE SCADA	05/21/2015	53-56-252 EQUIPMENT MAINTENANCE	8,000.00	
Total DORSETT TECHNOLOGIES, INC.:				8,000.00	
EDC EDUCATIONAL SERVICES					
3109934	BOOKS	05/20/2015	10-87-483 BOOKS-CHILDREN	397.19	
Total EDC EDUCATIONAL SERVICES:				397.19	
ENVIRONMENTAL PROD & ACCESSORI, LLC					
217949	CCC - HOSE	05/18/2015	51-40-480 SPECIAL DEPARTMENT SUPPLIES	324.57	

Invoice Number	Description	Invoice Date	GL Account and Title	Net Invoice Amt	Date Paid
217949	CCC - HOSE	05/18/2015	54-40-252 EQUIPMENT MAINTENANCE	324.58	
Total ENVIRONMENTAL PROD & ACCESSORI, LLC:				649.15	
FIRST CHOICE INDUSTRIAL					
111313	499 - GLOVES	05/25/2015	10-92-262 BUILDING & GROUND MAINTENANCE	38.25	
Total FIRST CHOICE INDUSTRIAL:				38.25	
GALL'S, INC.					
003516719	3618471-HOLSTER	05/12/2015	10-70-620 UNIFORM PURCHASE	88.00	
Total GALL'S, INC.:				88.00	
GEM ENGINEERING, INC.					
9644	TESTING FOR DRYING BOARDS	05/14/2015	53-56-731 CAP OUTLAY-DRYING BEDS	500.00	
Total GEM ENGINEERING, INC.:				500.00	
HEALTH EQUITY-HSA					
17NUYF	36976 - MAY 2015 FEES	03/31/2015	10-41-132 EMPLOYEE INSURANCE	23.60	
17NUYF	36976 - MAY 2015 FEES	03/31/2015	10-73-132 EMPLOYEE INSURANCE	32.45	
17NUYF	36976 - MAY 2015 FEES	03/31/2015	10-78-132 EMPLOYEE INSURANCE	17.70	
17NUYF	36976 - MAY 2015 FEES	03/31/2015	10-84-132 EMPLOYEE INSURANCE	5.90	
17NUYF	36976 - MAY 2015 FEES	03/31/2015	20-40-132 EMPLOYEE INSURANCE	5.16	
17NUYF	36976 - MAY 2015 FEES	03/31/2015	52-55-132 EMPLOYEE INSURANCE	11.80	
17NUYF	36976 - MAY 2015 FEES	03/31/2015	10-42-132 EMPLOYEE INSURANCE	.74	
17NUYF	36976 - MAY 2015 FEES	03/31/2015	10-75-132 EMPLOYEE INSURANCE	5.90	
17NUYF	36976 - MAY 2015 FEES	03/31/2015	10-79-132 EMPLOYEE INSURANCE	26.55	
17NUYF	36976 - MAY 2015 FEES	03/31/2015	10-87-132 EMPLOYEE INSURANCE	8.85	
17NUYF	36976 - MAY 2015 FEES	03/31/2015	24-40-132 EMPLOYEE INSURANCE	2.95	
17NUYF	36976 - MAY 2015 FEES	03/31/2015	53-56-132 EMPLOYEE INSURANCE	17.70	
17NUYF	36976 - MAY 2015 FEES	03/31/2015	10-70-132 EMPLOYEE INSURANCE	114.85	
17NUYF	36976 - MAY 2015 FEES	03/31/2015	10-77-132 EMPLOYEE INSURANCE	5.90	
17NUYF	36976 - MAY 2015 FEES	03/31/2015	10-83-132 EMPLOYEE INSURANCE	17.70	
17NUYF	36976 - MAY 2015 FEES	03/31/2015	10-92-132 EMPLOYEE INSURANCE	5.90	
17NUYF	36976 - MAY 2015 FEES	03/31/2015	51-40-132 EMPLOYEE INSURANCE	28.35	
17NUYF	36976 - MAY 2015 FEES	03/31/2015	55-40-132 EMPLOYEE INSURANCE	8.85	
17NUYF	36976 - MAY 2015 FEES	03/31/2015	10-44-132 EMPLOYEE INSURANCE	14.75	
17NUYF	36976 - MAY 2015 FEES	03/31/2015	10-76-132 EMPLOYEE INSURANCE	2.95	
17NUYF	36976 - MAY 2015 FEES	03/31/2015	10-81-132 EMPLOYEE INSURANCE	13.60	
17NUYF	36976 - MAY 2015 FEES	03/31/2015	10-90-132 EMPLOYEE INSURANCE	2.95	
17NUYF	36976 - MAY 2015 FEES	03/31/2015	28-40-132 EMPLOYEE INSURANCE	16.75	
17NUYF	36976 - MAY 2015 FEES	03/31/2015	54-40-132 EMPLOYEE INSURANCE	2.95	
Total HEALTH EQUITY-HSA:				394.80	
INFOWEST					
1608711	34768 - MAY 2015 INTERNET	05/01/2015	10-41-281 INTERNET	412.50	
1608742	34861-MAY 2015 INTERNET SERVICE	05/01/2015	61-40-270 UTILITIES-PUBLIC WORKS FACILIT	90.00	
1614500	34768-LATE FEE	06/01/2015	10-41-281 INTERNET	6.19	
1615734	14952-INTERNET SERVICE	06/01/2015	51-40-270 UTILITIES-WATER	72.20	
1617838	34768-JUNE 2015 INTERNET	06/01/2015	10-41-281 INTERNET	412.50	
1617869	34861-JUN 2015 INTERNET SERVICE	06/01/2015	61-40-270 UTILITIES-PUBLIC WORKS FACILIT	90.00	
1618114	35656 - INTERNET JUNE 2015	06/01/2015	20-40-280 TELEPHONE	54.95	
1620076	39617-JUNE INTERNET	06/01/2015	10-83-280 TELEPHONE	39.95	
1620077	39618-JUNE 2015 INTERNET SERVICE	06/01/2015	10-90-280 TELEPHONE	39.95	

Invoice Number	Description	Invoice Date	GL Account and Title	Net Invoice Amt	Date Paid
Total INFOWEST:				1,218.24	
INTERSTATE BATTERY OF SOUTHERN UTAH					
11031623	7394 - DCM0100L BATTERY	05/18/2015	10-78-930 INVENTORY	903.80	
Total INTERSTATE BATTERY OF SOUTHERN UTAH:				903.80	
IRON COUNTY EMERGENCY SRVCS					
1502	CCC-ANNUAL OPERATING COSTS	05/12/2015	10-41-312 REVERSE 911 SERVICES	9,368.42	
Total IRON COUNTY EMERGENCY SRVCS:				9,368.42	
IRON COUNTY LANDFILL					
9933	LF-0003 - MAY 2015	06/02/2015	10-76-270 UTILITIES-INSPECTION	1.39	
9933	LF-0003 - MAY 2015	06/02/2015	24-40-270 UTILITIES-AIRPORT	6.96	
9933	LF-0003 - MAY 2015	06/02/2015	10-87-270 UTILITIES-LIBRARY	2.79	
9933	LF-0003 - MAY 2015	06/02/2015	28-40-270 UTILITIES	9.76	
9933	LF-0003 - MAY 2015	06/02/2015	10-42-270 UTILITIES	2.79	
9933	LF-0003 - MAY 2015	06/02/2015	10-92-270 UTILITIES-HERITAGE CENTER	2.79	
9933	LF-0003 - MAY 2015	06/02/2015	53-56-270 UTILITIES-SEWER PLANT	188.54	
9933	LF-0003 - MAY 2015	06/02/2015	10-90-270 UTILITIES-CROSS HOLLOWS EVENTS	6.97	
9933	LF-0003 - MAY 2015	06/02/2015	61-40-270 UTILITIES-PUBLIC WORKS FACILIT	2.79	
Total IRON COUNTY LANDFILL:				224.78	
JACK'S TIRE & OIL					
330996-15	CEDC1G-TIRES	05/23/2015	10-78-930 INVENTORY	620.64	
Total JACK'S TIRE & OIL:				620.64	
JACKSON DRY CLEANERS INC					
APR 2015	5862956-DRY CLEANING APR 2015	05/31/2015	10-70-451 UNIFORM MAINTENANCE	556.64	
Total JACKSON DRY CLEANERS INC:				556.64	
JENKINS OIL COMPANY					
0464019	00204- FUEL	05/26/2015	10-78-930 INVENTORY	694.00	
0464616	00204- FUEL	05/22/2015	54-40-251 GAS & OIL	1,400.00	
Total JENKINS OIL COMPANY:				2,094.00	
LADYBUG NURSERY					
1090	CC CORP - HANGING FLWR BASKETS	05/28/2015	10-83-262 BUILDING & GROUND MAINTENANCE	3,245.96	
Total LADYBUG NURSERY:				3,245.96	
LINDA'S BRICK BARN, INC					
516203	CCFD - SEW VELCRO ON JACKET	03/26/2015	10-73-252 EQUIPMENT MAINTENANCE	15.00	
Total LINDA'S BRICK BARN, INC:				15.00	
MAXWELL PRODUCTS, INC.					
4915	ELASTOFLEX 650	05/06/2015	24-40-263 MAINTENANCE-ASPALT	1,297.16	
Total MAXWELL PRODUCTS, INC.:				1,297.16	

Invoice Number	Description	Invoice Date	GL Account and Title	Net Invoice Amt	Date Paid
METLIFE - GROUP BENEFITS					
JUN 2015	KM05917833 0001-JUN 2015 LI	06/03/2015	10-42-132 EMPLOYEE INSURANCE	2.33	
JUN 2015	KM05917833 0001-JUN 2015 LI	06/03/2015	10-73-132 EMPLOYEE INSURANCE	114.51	
JUN 2015	KM05917833 0001-JUN 2015 LI	06/03/2015	10-78-132 EMPLOYEE INSURANCE	62.46	
JUN 2015	KM05917833 0001-JUN 2015 LI	06/03/2015	10-84-132 EMPLOYEE INSURANCE	20.82	
JUN 2015	KM05917833 0001-JUN 2015 LI	06/03/2015	20-40-132 EMPLOYEE INSURANCE	17.39	
JUN 2015	KM05917833 0001-JUN 2015 LI	06/03/2015	10-44-132 EMPLOYEE INSURANCE	52.05	
JUN 2015	KM05917833 0001-JUN 2015 LI	06/03/2015	10-75-132 EMPLOYEE INSURANCE	20.82	
JUN 2015	KM05917833 0001-JUN 2015 LI	06/03/2015	10-79-132 EMPLOYEE INSURANCE	92.58	
JUN 2015	KM05917833 0001-JUN 2015 LI	06/03/2015	10-87-132 EMPLOYEE INSURANCE	30.12	
JUN 2015	KM05917833 0001-JUN 2015 LI	06/03/2015	24-40-132 EMPLOYEE INSURANCE	10.41	
JUN 2015	KM05917833 0001-JUN 2015 LI	06/03/2015	10-41-132 EMPLOYEE INSURANCE	79.95	
JUN 2015	KM05917833 0001-JUN 2015 LI	06/03/2015	10-70-132 EMPLOYEE INSURANCE	414.17	
JUN 2015	KM05917833 0001-JUN 2015 LI	06/03/2015	10-77-132 EMPLOYEE INSURANCE	20.82	
JUN 2015	KM05917833 0001-JUN 2015 LI	06/03/2015	10-83-132 EMPLOYEE INSURANCE	61.35	
JUN 2015	KM05917833 0001-JUN 2015 LI	06/03/2015	10-92-132 EMPLOYEE INSURANCE	20.82	
JUN 2015	KM05917833 0001-JUN 2015 LI	06/03/2015	51-40-132 EMPLOYEE INSURANCE	112.29	
JUN 2015	KM05917833 0001-JUN 2015 LI	06/03/2015	10-60-132 EMPLOYEE INSURANCE	19.71	
JUN 2015	KM05917833 0001-JUN 2015 LI	06/03/2015	10-76-132 EMPLOYEE INSURANCE	10.41	
JUN 2015	KM05917833 0001-JUN 2015 LI	06/03/2015	10-81-132 EMPLOYEE INSURANCE	62.46	
JUN 2015	KM05917833 0001-JUN 2015 LI	06/03/2015	10-90-132 EMPLOYEE INSURANCE	7.16	
JUN 2015	KM05917833 0001-JUN 2015 LI	06/03/2015	28-40-132 EMPLOYEE INSURANCE	36.99	
JUN 2015	KM05917833 0001-JUN 2015 LI	06/03/2015	54-40-132 EMPLOYEE INSURANCE	9.30	
JUN 2015	KM05917833 0001-JUN 2015 LI	06/03/2015	52-55-132 EMPLOYEE INSURANCE	41.64	
JUN 2015	KM05917833 0001-JUN 2015 LI	06/03/2015	55-40-132 EMPLOYEE INSURANCE	31.23	
JUN 2015	KM05917833 0001-JUN 2015 LI	06/03/2015	53-56-132 EMPLOYEE INSURANCE	69.62	
Total METLIFE - GROUP BENEFITS:				1,421.41	
MICROMARKETING LLC ATTN: AR					
573782	15980-REPLACEMENT CD	05/09/2015	10-87-482 BOOKS-YOUNG ADULT	8.50	
574107	15980-YOUNG ADULT BOOKS	05/12/2015	10-87-482 BOOKS-YOUNG ADULT	33.24	
Total MICROMARKETING LLC ATTN: AR:				41.74	
MJG, INC.					
4859	MAINT FRA TESTING - APR 2015	05/12/2015	10-79-265 MAINTENANCE-RAILROAD	750.00	
Total MJG, INC.:				750.00	
MOUNTAIN ALARM					
1020282	3004160-11-TASK FORCE MONITORIN	06/01/2015	76-40-210 EQUIPMENT, SUPPLIES, OPERATING	372.00	
Total MOUNTAIN ALARM:				372.00	
MOUNTAIN WEST COMPUTERS					
45525	COMPUTER SUPPLIES	05/12/2015	10-70-246 COMPUTER SUPPLIES	8.00	
45716	CC LIBRARY - NORTON SECURITY	05/27/2015	10-87-240 OFFICE SUPPLIES & EXPENSE	198.00	
45723	COMPUTER SUPPLIES	05/28/2015	10-70-246 COMPUTER SUPPLIES	19.00	
45757	COMPUTER SUPPLIES	06/01/2015	10-70-246 COMPUTER SUPPLIES	237.00	
45766	SERVER SYSTEM P4304	06/01/2015	10-73-740 CAP OUTLAY-EQUIPMENT	5,967.00	
Total MOUNTAIN WEST COMPUTERS:				6,429.00	
NUCO2					
45434072	BULK CO2	06/01/2015	20-40-254 CHEMICALS	120.00	
45488569	BULK CO2	05/18/2015	20-40-254 CHEMICALS	410.55	
45514558	BULK CO2	05/26/2015	20-40-254 CHEMICALS	357.27	

Invoice Number	Description	Invoice Date	GL Account and Title	Net Invoice Amt	Date Paid
45534173	BULK CO2	05/29/2015	20-40-254 CHEMICALS	341.55	
Total NUCO2:				1,229.37	
PENWORTHY COMPANY					
0010960-IN	00-5440020_001 CHILDREN BOOKS	05/14/2015	10-87-483 BOOKS-CHILDREN	290.09	
Total PENWORTHY COMPANY:				290.09	
PUBLIC EMP HEALTH PROGRAM					
0121509794	CCC - PEHP - MAY 2015	05/20/2015	10-42-132 EMPLOYEE INSURANCE	91.94	
0121509794	CCC - PEHP - MAY 2015	05/20/2015	10-73-132 EMPLOYEE INSURANCE	10,607.21	
0121509794	CCC - PEHP - MAY 2015	05/20/2015	10-78-132 EMPLOYEE INSURANCE	5,664.76	
0121509794	CCC - PEHP - MAY 2015	05/20/2015	10-84-132 EMPLOYEE INSURANCE	1,976.98	
0121509794	CCC - PEHP - MAY 2015	05/20/2015	20-40-132 EMPLOYEE INSURANCE	1,264.30	
0121509794	CCC - PEHP - MAY 2015	05/20/2015	52-55-132 EMPLOYEE INSURANCE	3,953.96	
0121509794	CCC - PEHP - MAY 2015	05/20/2015	10-41-132 EMPLOYEE INSURANCE	5,247.13	
0121509794	CCC - PEHP - MAY 2015	05/20/2015	10-70-132 EMPLOYEE INSURANCE	35,978.71	
0121509794	CCC - PEHP - MAY 2015	05/20/2015	10-77-132 EMPLOYEE INSURANCE	1,374.95	
0121509794	CCC - PEHP - MAY 2015	05/20/2015	10-83-132 EMPLOYEE INSURANCE	5,044.01	
0121509794	CCC - PEHP - MAY 2015	05/20/2015	10-92-132 EMPLOYEE INSURANCE	1,976.98	
0121509794	CCC - PEHP - MAY 2015	05/20/2015	51-40-132 EMPLOYEE INSURANCE	8,833.35	
0121509794	CCC - PEHP - MAY 2015	05/20/2015	55-40-132 EMPLOYEE INSURANCE	2,166.92	
0121509794	CCC - PEHP - MAY 2015	05/20/2015	10-44-132 EMPLOYEE INSURANCE	4,055.52	
0121509794	CCC - PEHP - MAY 2015	05/20/2015	10-75-132 EMPLOYEE INSURANCE	1,976.98	
0121509794	CCC - PEHP - MAY 2015	05/20/2015	10-79-132 EMPLOYEE INSURANCE	7,743.30	
0121509794	CCC - PEHP - MAY 2015	05/20/2015	10-87-132 EMPLOYEE INSURANCE	1,723.97	
0121509794	CCC - PEHP - MAY 2015	05/20/2015	24-40-132 EMPLOYEE INSURANCE	988.49	
0121509794	CCC - PEHP - MAY 2015	05/20/2015	53-56-132 EMPLOYEE INSURANCE	5,132.40	
0121509794	CCC - PEHP - MAY 2015	05/20/2015	10-60-132 EMPLOYEE INSURANCE	1,356.23	
0121509794	CCC - PEHP - MAY 2015	05/20/2015	10-76-132 EMPLOYEE INSURANCE	722.31	
0121509794	CCC - PEHP - MAY 2015	05/20/2015	10-81-132 EMPLOYEE INSURANCE	5,398.58	
0121509794	CCC - PEHP - MAY 2015	05/20/2015	10-90-132 EMPLOYEE INSURANCE	722.31	
0121509794	CCC - PEHP - MAY 2015	05/20/2015	28-40-132 EMPLOYEE INSURANCE	3,687.78	
0121509794	CCC - PEHP - MAY 2015	05/20/2015	54-40-132 EMPLOYEE INSURANCE	367.74	
Total PUBLIC EMP HEALTH PROGRAM:				118,056.81	
QUESTAR GAS					
MAY 2015	3511260000-NATURAL GAS MAY 2015	05/31/2015	10-76-270 UTILITIES-INSPECTION	106.87	
MAY 2015	3511260000-NATURAL GAS MAY 2015	05/31/2015	20-40-270 UTILITIES-AQUATIC CENTER	10,825.01	
MAY 2015	3511260000-NATURAL GAS MAY 2015	05/31/2015	52-55-270 UTILITIES-SEWER COLLECTION	38.75	
MAY 2015	3511260000-NATURAL GAS MAY 2015	05/31/2015	10-73-270 UTILITIES-FIRE	372.16	
MAY 2015	3511260000-NATURAL GAS MAY 2015	05/31/2015	10-92-270 UTILITIES-HERITAGE CENTER	1,335.86	
MAY 2015	3511260000-NATURAL GAS MAY 2015	05/31/2015	28-40-270 UTILITIES	273.87	
MAY 2015	3511260000-NATURAL GAS MAY 2015	05/31/2015	10-87-270 UTILITIES-LIBRARY	742.84	
MAY 2015	3511260000-NATURAL GAS MAY 2015	05/31/2015	22-40-270 UTILITIES-CATS	46.89	
MAY 2015	3511260000-NATURAL GAS MAY 2015	05/31/2015	53-56-270 UTILITIES-SEWER PLANT	4,540.53	
MAY 2015	3511260000-NATURAL GAS MAY 2015	05/31/2015	10-42-270 UTILITIES	863.06	
MAY 2015	3511260000-NATURAL GAS MAY 2015	05/31/2015	10-90-270 UTILITIES-CROSS HOLLOWS EVENTS	148.75	
MAY 2015	3511260000-NATURAL GAS MAY 2015	05/31/2015	24-40-270 UTILITIES-AIRPORT	731.93	
MAY 2015	3511260000-NATURAL GAS MAY 2015	05/31/2015	61-40-270 UTILITIES-PUBLIC WORKS FACILIT	359.75	
Total QUESTAR GAS:				20,386.27	
QUICK CUT INC.					
050876	CICE50 - CUT WEST STATION	05/13/2015	10-73-262 BUILDING & GROUND MAINTENANCE	250.00	
050877	CICE50 - ASPHALT 129 S 100 W	05/13/2015	10-79-263 MAINTENANCE-STREETS	125.00	

Invoice Number	Description	Invoice Date	GL Account and Title	Net Invoice Amt	Date Paid
Total QUICK CUT INC.:				375.00	
R-57 ELECTRIC					
1248	CHECK HEATER	05/14/2015	10-83-262 BUILDING & GROUND MAINTENANCE	100.00	
Total R-57 ELECTRIC:				100.00	
RECORDED BOOKS, LLC					
75139736	1501705-GENERAL COLLECTION BOO	05/20/2015	10-87-481 BOOKS-GENERAL COLLECTION	163.79	
75140716	1501705-GENERAL COLLECTION BOO	05/19/2015	10-87-481 BOOKS-GENERAL COLLECTION	44.99	
75141347	1501705-GENERAL COLLECTION BOO	05/19/2015	10-87-481 BOOKS-GENERAL COLLECTION	36.54	
75145169	1501705-GENERAL COLLECTION BOO	05/26/2015	10-87-481 BOOKS-GENERAL COLLECTION	36.54	
75145170	1501705-AUDIO	05/26/2015	10-87-483 BOOKS-CHILDREN	50.00	
75145569	1501705-GENERAL COLLECTION BOO	05/27/2015	10-87-481 BOOKS-GENERAL COLLECTION	158.83	
Total RECORDED BOOKS, LLC:				490.69	
ROBOT ROOTER					
052515	CLEAN DRAIN 175 N MAIN	05/25/2015	10-83-262 BUILDING & GROUND MAINTENANCE	562.50	
Total ROBOT ROOTER:				562.50	
ROCKY RIDGE ROLL-OFFS, INC.					
8339	DUMP FEE	05/15/2015	10-83-262 BUILDING & GROUND MAINTENANCE	200.00	
Total ROCKY RIDGE ROLL-OFFS, INC.:				200.00	
ROSS EQUIPMENT CO., INC.					
00104862	003017-NUMBER PLATES	05/21/2015	10-73-450 SPECIAL PUBLIC SAFETY SUPPLIES	2,940.00	
00104962	003017-HOLDER NUMBER	05/29/2015	10-73-450 SPECIAL PUBLIC SAFETY SUPPLIES	2,520.00	
Total ROSS EQUIPMENT CO., INC.:				5,460.00	
SAFETY SUPPLY & SIGN CO., INC.					
148965	UT1492- SIGNS	05/21/2015	10-78-930 INVENTORY	612.71	
148998	UT1492- SIGNS	05/26/2015	10-78-930 INVENTORY	95.43	
Total SAFETY SUPPLY & SIGN CO., INC.:				708.14	
SCHLINDLER ELEVATOR CORPORATION					
9170043469	702303-ELEVATOR MAINT	05/31/2015	24-40-262 BUILDING & GROUND MAINTENANCE	90.00	
9170043469	702303-ELEVATOR MAINT	05/31/2015	10-92-262 BUILDING & GROUND MAINTENANCE	270.00	
9170043469	702303-ELEVATOR MAINT	05/31/2015	56-41-262 BUILDING & GROUND MAINTENANCE	180.00	
9170043469	702303-ELEVATOR MAINT	05/31/2015	10-42-262 BUILDING & GROUND MAINTENANCE	90.00	
9170043469	702303-ELEVATOR MAINT	05/31/2015	20-40-262 BUILDING & GROUND MAINTENANCE	90.00	
Total SCHLINDLER ELEVATOR CORPORATION:				720.00	
SCHOLZEN PRODUCTS COMPANY					
6033282-00	100592-GOLF COURSE GRATE	03/30/2015	28-40-262 BUILDING & GROUND MAINTENANCE	130.61	
6034787-00	100592- RETURN GRATE	04/01/2015	28-40-262 BUILDING & GROUND MAINTENANCE	(130.61)	
6041841-00	100592-MISC SUPPLIES	05/28/2015	51-40-255 WATER SYSTEM MAINTENANCE	912.00	
6046327-00	100592-TUBE	05/19/2015	10-78-930 INVENTORY	359.56	
6046806-00	100592-MISC SUPPLIES	05/20/2015	51-40-255 WATER SYSTEM MAINTENANCE	178.09	
6046994-00	100592-WATER METERS	05/20/2015	51-40-481 METER-NEW	13,873.54	
6047903-00	100592-ANGLE	05/26/2015	10-78-930 INVENTORY	177.82	
6048079-00	100592-ANGLE	05/27/2015	10-78-930 INVENTORY	(57.90)	

Invoice Number	Description	Invoice Date	GL Account and Title	Net Invoice Amt	Date Paid
6048193-00	100592-MISC SUPPLIES	05/27/2015	51-40-255 WATER SYSTEM MAINTENANCE	389.60	
HR03003111	100592-MISC SUPPLIES	05/15/2015	51-40-255 WATER SYSTEM MAINTENANCE	108.00	
Total SCHOLZEN PRODUCTS COMPANY:				15,940.71	
SKAGGS PUBLIC SAFETY EQUIPMENT					
2488417 RI	103035- BALLISTIC VEST NOWLAND	05/21/2015	10-70-450 SPECIAL PUBLIC SAFETY SUPPLIES	800.00	
Total SKAGGS PUBLIC SAFETY EQUIPMENT:				800.00	
SOUTH CENTRAL COMMUNICATIONS					
MAY 2015	9386600-MAY 2015 INTERNET	06/01/2015	10-41-281 INTERNET	131.00	
MAY 2015	9386600-MAY 2015 INTERNET	06/01/2015	10-76-270 UTILITIES-INSPECTION	29.95	
MAY 2015	9386600-MAY 2015 INTERNET	06/01/2015	10-92-240 OFFICE SUPPLIES & EXPENSE	34.00	
Total SOUTH CENTRAL COMMUNICATIONS:				194.95	
SPECTRUM					
L1749	000831 - LEGAL	05/03/2015	10-41-220 PUBLIC NOTICES	100.09	
L1750	000831 - LEGAL	05/03/2015	10-41-220 PUBLIC NOTICES	76.86	
L1807	000831 - LEGAL	05/15/2015	10-41-220 PUBLIC NOTICES	50.65	
L1809	000831 - LEGAL	05/15/2015	10-41-220 PUBLIC NOTICES	98.57	
L1831	000831 - LEGAL	05/17/2015	10-41-220 PUBLIC NOTICES	63.72	
Total SPECTRUM:				389.89	
STEWART BROTHERS ELECTRIC					
85369	CCC WWTP - SUPPLIES	05/27/2015	53-56-252 EQUIPMENT MAINTENANCE	884.97	
Total STEWART BROTHERS ELECTRIC:				884.97	
SUNROC CORPORATION					
40342383	CEDCI-PUMP SAND	05/07/2015	10-79-263 MAINTENANCE-STREETS	115.15	
Total SUNROC CORPORATION:				115.15	
SUU ACCOUNTS RECEIVABLE					
S0030046	T-00000699-WATER LAB TESTING	05/26/2015	51-40-255 WATER SYSTEM MAINTENANCE	380.00	
Total SUU ACCOUNTS RECEIVABLE:				380.00	
SYSCO LAS VEGAS INC.					
608290042	1000046365	05/22/2015	20-40-482 MERCHANDISE-CONCESSIONS	1,212.02	
608374373	1000046365 - SUPPLIES	05/29/2015	20-40-482 MERCHANDISE-CONCESSIONS	1,162.71	
Total SYSCO LAS VEGAS INC.:				2,374.73	
TACTEC					
13826	RADIO SERVICE	04/30/2015	22-40-270 UTILITIES-CATS	120.00	
13861	CCFD-LEASE IRON MTN	05/30/2015	10-73-253 LEASE & RENT PAYMENTS	2,400.00	
13865	RADIO SERVICE	06/05/2015	22-40-270 UTILITIES-CATS	120.00	
Total TACTEC:				2,640.00	
THE MASTER SINGERS					
RAP 2014/2015	RAP TAX DISBURSEMENT	06/01/2015	29-40-100 DISTRIBUTIONS TO ARTS	600.00	

Invoice Number	Description	Invoice Date	GL Account and Title	Net Invoice Amt	Date Paid
Total THE MASTER SINGERS:				600.00	
THE TIRE AND AUTO CENTER					
25114	CCC-TIRE LT265/70R17E	05/18/2015	10-78-930 INVENTORY	700.32	
Total THE TIRE AND AUTO CENTER:				700.32	
TURN SECURE SHREDDING					
1967	CCC-SECURE DOCUMENTS	05/20/2015	10-41-240 OFFICE SUPPLIES & EXPENSE	35.00	
Total TURN SECURE SHREDDING:				35.00	
UNIFIRST CORPORATION					
352 0359105	358899 - MATS	05/20/2015	61-40-262 BUILDING & GROUND MAINTENANCE	24.90	
352 0359141	627411-FLEET UNIFORMS	05/20/2015	10-78-451 UNIFORM SERVICE	68.88	
352 0359622	627411-FLEET UNIFORMS	05/27/2015	10-78-451 UNIFORM SERVICE	69.48	
352 0359779	200015 - SUPPLIES	05/29/2015	53-56-451 UNIFORM SERVICE	27.02	
352 0359779	200015 - SUPPLIES	05/29/2015	53-56-262 BUILDING & GROUND MAINTENANCE	30.12	
352 0360148	627411-FLEET UNIFORMS	06/03/2015	10-78-451 UNIFORM SERVICE	70.53	
Total UNIFIRST CORPORATION:				290.93	
UNIFORM CENTER II					
53014-1	2143-1 PATCHES	05/16/2015	10-76-620 UNIFORM PURCHASE	239.50	
Total UNIFORM CENTER II:				239.50	
UT ANIMAL CONTROL OFC. ASSN.					
T.GARRISON 06/20	TRAINING - T.GARRISON	06/01/2015	10-76-230 TRAVEL & TRAINING	35.00	
Total UT ANIMAL CONTROL OFC. ASSN.:				35.00	
UTAH BUSINESS MAGAZINE					
0000954762-01	1511483410 - 1/2 PAGE APR 2015	04/20/2015	10-60-620 COMMUNITY PROMOTION & RECRUIT	2,810.00	
Total UTAH BUSINESS MAGAZINE:				2,810.00	
VERACITY NETWORKS					
2543890	48511 - MAY 2015 LONG DIST	05/25/2015	10-60-280 TELEPHONE	2.71	
2543890	48511 - MAY 2015 LONG DIST	05/25/2015	10-76-280 TELEPHONE	5.77	
2543890	48511 - MAY 2015 LONG DIST	05/25/2015	10-81-280 TELEPHONE	4.68	
2543890	48511 - MAY 2015 LONG DIST	05/25/2015	10-92-280 TELEPHONE	4.71	
2543890	48511 - MAY 2015 LONG DIST	05/25/2015	28-40-280 TELEPHONE	1.12	
2543890	48511 - MAY 2015 LONG DIST	05/25/2015	10-44-280 TELEPHONE	4.48	
2543890	48511 - MAY 2015 LONG DIST	05/25/2015	10-75-280 TELEPHONE	1.07	
2543890	48511 - MAY 2015 LONG DIST	05/25/2015	10-79-280 TELEPHONE	.70	
2543890	48511 - MAY 2015 LONG DIST	05/25/2015	10-87-280 TELEPHONE	10.77	
2543890	48511 - MAY 2015 LONG DIST	05/25/2015	24-40-280 TELEPHONE	.41	
2543890	48511 - MAY 2015 LONG DIST	05/25/2015	53-56-280 TELEPHONE	7.51	
2543890	48511 - MAY 2015 LONG DIST	05/25/2015	10-41-280 TELEPHONE	15.97	
2543890	48511 - MAY 2015 LONG DIST	05/25/2015	10-73-280 TELEPHONE	4.07	
2543890	48511 - MAY 2015 LONG DIST	05/25/2015	10-78-280 TELEPHONE	2.42	
2543890	48511 - MAY 2015 LONG DIST	05/25/2015	10-84-280 TELEPHONE	.38	
2543890	48511 - MAY 2015 LONG DIST	05/25/2015	22-40-280 TELEPHONE	2.88	
2543890	48511 - MAY 2015 LONG DIST	05/25/2015	52-55-280 TELEPHONE	.38	
2543890	48511 - MAY 2015 LONG DIST	05/25/2015	10-70-280 TELEPHONE	36.23	
2543890	48511 - MAY 2015 LONG DIST	05/25/2015	10-77-280 TELEPHONE	1.20	

Invoice Number	Description	Invoice Date	GL Account and Title	Net Invoice Amt	Date Paid
2543890	48511 - MAY 2015 LONG DIST	05/25/2015	10-83-280 TELEPHONE	.70	
2543890	48511 - MAY 2015 LONG DIST	05/25/2015	20-40-280 TELEPHONE	12.43	
2543890	48511 - MAY 2015 LONG DIST	05/25/2015	51-40-280 TELEPHONE	4.80	
Total VERACITY NETWORKS:				125.39	
VERIZON WIRELESS					
9745773903	571244071-00001 MAY 2015 CELLS	05/16/2015	10-44-280 TELEPHONE	54.10	
9745773903	571244071-00001 MAY 2015 CELLS	05/16/2015	10-70-457 MAJOR INVESTIGATION SUPPLIES	(400.00)	
9745773903	571244071-00001 MAY 2015 CELLS	05/16/2015	10-79-280 TELEPHONE	212.02	
9745773903	571244071-00001 MAY 2015 CELLS	05/16/2015	51-40-280 TELEPHONE	279.28	
9745773903	571244071-00001 MAY 2015 CELLS	05/16/2015	10-70-312 COMPUTER & TECH CONTRACTS	160.08	
9745773903	571244071-00001 MAY 2015 CELLS	05/16/2015	10-78-280 TELEPHONE	54.10	
9745773903	571244071-00001 MAY 2015 CELLS	05/16/2015	24-40-280 TELEPHONE	37.60	
9745773903	571244071-00001 MAY 2015 CELLS	05/16/2015	54-40-280 TELEPHONE	33.63	
9745773903	571244071-00001 MAY 2015 CELLS	05/16/2015	10-70-312 COMPUTER & TECH CONTRACTS	1,360.56	
9745773903	571244071-00001 MAY 2015 CELLS	05/16/2015	10-76-310 PROF & TECH SERVICES	130.70	
9745773903	571244071-00001 MAY 2015 CELLS	05/16/2015	10-84-280 TELEPHONE	37.86	
9745773903	571244071-00001 MAY 2015 CELLS	05/16/2015	53-56-280 TELEPHONE	33.63	
9745773903	571244071-00001 MAY 2015 CELLS	05/16/2015	10-70-280 TELEPHONE	134.52	
9745773903	571244071-00001 MAY 2015 CELLS	05/16/2015	10-75-280 TELEPHONE	108.20	
9745773903	571244071-00001 MAY 2015 CELLS	05/16/2015	10-83-280 TELEPHONE	100.89	
9745773903	571244071-00001 MAY 2015 CELLS	05/16/2015	52-55-280 TELEPHONE	170.85	
9745773904	571244071-00001 MAY 2015 CELLS	05/16/2015	76-40-210 EQUIPMENT, SUPPLIES, OPERATING	247.84	
Total VERIZON WIRELESS:				2,755.86	
VERIZON WIRELESS - LERT B					
150107540	SMS - MOBILE #1317 5-2/8-15	05/10/2015	10-70-457 MAJOR INVESTIGATION SUPPLIES	50.00	
Total VERIZON WIRELESS - LERT B:				50.00	
WARNER TRUCK CENTER					
552458	17953-SWITCH	05/04/2015	10-78-930 INVENTORY	57.54	
557564	17953-SWITCH & BATTERY	05/28/2015	10-78-930 INVENTORY	247.96	
558817	17953-SWITCH	05/28/2015	10-78-930 INVENTORY	87.08	
Total WARNER TRUCK CENTER:				392.58	
WAXIE SANITARY SUPPLY					
75287512	129252 - JANITORIAL SUPPLIES	05/22/2015	10-87-261 JANITORIAL SUPPLIES	193.08	
75298166	129252 - JANITORIAL SUPPLIES	05/29/2015	10-83-261 JANITORIAL SUPPLIES	1,305.35	
Total WAXIE SANITARY SUPPLY:				1,498.43	
WINKEL DISTRIBUTING					
034571	22653=CONCESSIONS MERCHANDIS	05/20/2015	20-40-482 MERCHANDISE-CONCESSIONS	162.00	
Total WINKEL DISTRIBUTING:				162.00	
WRIGHT, MELINDA					
CLAIM-M.WRIGHT	CLAIM - MELINDA WRIGHT	05/22/2015	10-70-511 LEGAL CLAIMS	215.00	
Total WRIGHT, MELINDA:				215.00	
ZEE MEDICAL					
0161523718	38965-CABINET SUPPLIES	05/26/2015	10-87-240 OFFICE SUPPLIES & EXPENSE	177.10	
D1840801	38965-TRAINING SUPPLIES	05/22/2015	20-40-613 POOL PROGRAMS	835.26	

Invoice Number	Description	Invoice Date	GL Account and Title	Net Invoice Amt	Date Paid
Total ZEE MEDICAL:				1,012.36	
Grand Totals:				413,882.71	

Dated: _____

Mayor: _____

City Council: _____

City Recorder:



City Treasurer: _____

Report Criteria:

Detail report:

Invoices with totals above \$0 included.

Paid and unpaid invoices included.

8

CEDAR CITY ORDINANCE NO. _____

AN ORDINANCE ADOPTING A COMPREHENSIVE SALARY SCHEDULE FOR CEDAR CITY FULL TIME
AND REGULAR PART TIME EMPLOYEES.

WHEREAS, Cedar City employs approximately one hundred and forty (140) regular full time and regular part time employees; and

WHEREAS, In an effort to maintain an equitable rate of pay for its regular full time and regular part time employees the Cedar City Council budgeted funds to commission a salary study; and

WHEREAS, Cedar City hired Personnel Systems and Services to conduct a salary study; and

WHEREAS, Cedar City's compensation study included an employee study to determine what types of evaluation factors were most important to Cedar City personnel; a review of all job descriptions both by the consultant and the City's Department Heads; a comprehensive evaluation of every position based on responsibility, knowledge, difficulty, and environment; multiple screenings of the individual rankings to promote internal equity and consistency; and a final ranking including a salary range for each regular full time and regular part time position employed by Cedar City, a copy of the final salary schedule is attached hereto and incorporated herein as exhibit #1; and

WHEREAS, pursuant to UCA §10-3-818 prior to adoption of this ordinance the Cedar City Council advertised and opened a public hearing on June 3, 2015, to receive public comment, if any, on the salary schedule plan; and

WHEREAS, after consideration of the public comments, if any, received during the June 3, 2015, public hearing the Cedar City Council finds that it is necessary and proper to adopt a salary schedule for all of its regular full time and regular part time employees; and

WHEREAS, the Cedar City Council also finds that it is necessary and proper to use the Cedar City Personnel Policy, as currently enacted or as may be amended, as a method to administer the day to day functions of the herein adopted salary schedule.

NOW THEREFORE be it hereby ordained by the City Council of Cedar City, State of Utah, that the salary schedule attached hereto as exhibit #1 is hereby adopted by Cedar City as the official salary schedule for the City's regular full time and regular part time employees.

NOW THEREFORE be it further resolved by the City Council of Cedar City, State of Utah that the Cedar City Personnel Policy as currently adopted or as may hereinafter be amended shall be used to regulate the daily administration of the adopted salary schedule.

This ordinance, Cedar City Ordinance number _____, shall become effective immediately upon passage and publication as required by State Law.

Dated this _____ day of _____, 2015.

MAILE L. WILSON
MAYOR

[SEAL]
ATTEST:

RENON SAVAGE
CITY RECORDER

EXHIBIT #1

Cedar City Ordinance No. _____



Cedar City Compensation Study - 2015

Salary Ranges

Points Eval	Minimum	Midpoint	Maximum	Position
27.92	\$93,853	\$115,669	\$137,193	City Manager
27.82	\$93,394	\$115,096	\$136,508	City Attorney
25.99	\$85,724	\$105,523	\$125,065	Police Chief
24.66	\$80,527	\$99,043	\$117,324	City Engineer
23.12	\$74,919	\$92,056	\$108,983	Finance Director
22.86	\$74,018	\$90,935	\$107,645	Public Works Director
22.37	\$72,342	\$88,849	\$105,156	Fire Chief
19.19	\$62,284	\$76,343	\$90,243	Lieutenant
18.86	\$61,354	\$75,188	\$88,867	Economic Development Director
18.59	\$60,557	\$74,199	\$87,688	Library Director
18.04	\$59,029	\$72,302	\$85,429	Leisure Services Director
16.64	\$55,274	\$67,643	\$79,880	Assistant City Attorney
16.38	\$54,611	\$66,820	\$78,901	Water Superintendent
16.38	\$54,611	\$66,820	\$78,901	Wastewater Superintendent
16.31	\$54,427	\$66,593	\$78,630	Street Superintendent
15.98	\$53,592	\$65,558	\$77,398	Senior Engineer
15.96	\$53,545	\$65,499	\$77,329	Sergeant
15.76	\$53,043	\$64,877	\$76,588	Fire Marshal
15.55	\$52,501	\$64,206	\$75,789	Chief Building & Zoning Official
14.74	\$50,548	\$61,786	\$72,910	Airport Manager
14.59	\$50,191	\$61,344	\$72,384	Events Director
14.55	\$50,103	\$61,235	\$72,254	Fleet Manager
14.40	\$49,749	\$60,796	\$71,732	Project Engineer
14.31	\$49,534	\$60,530	\$71,416	Golf Director
14.07	\$48,984	\$59,849	\$70,606	Human Resources/Risk Manager
14.02	\$48,884	\$59,726	\$70,459	Parks Division Manager
13.88	\$48,548	\$59,309	\$69,963	City Treasurer
12.93	\$46,446	\$56,708	\$66,871	Fire Captain
12.85	\$46,256	\$56,472	\$66,591	Golf Course Superintendent
12.70	\$45,941	\$56,083	\$66,129	Corporal
12.70	\$45,941	\$56,083	\$66,129	Juvenile/Misdemeanor Investigator
11.79	\$44,015	\$53,702	\$63,298	Patrol Officer III
11.32	\$43,053	\$52,512	\$61,885	City Surveyor
11.19	\$42,789	\$52,186	\$61,497	Aquatic Center Manager
10.84	\$42,104	\$51,339	\$60,491	City Recorder
10.60	\$41,623	\$50,745	\$59,785	Canine Officer
10.35	\$41,147	\$50,157	\$59,087	Cross Hollow Event Center Manager
10.30	\$41,046	\$50,032	\$58,939	Heritage Center Manager
10.28	\$41,008	\$49,986	\$58,883	Laboratory Director

10.08	\$40,617	\$49,502	\$58,309	Patrol Officer II
9.95	\$40,380	\$49,209	\$57,961	Building Inspector III
9.32	\$39,198	\$47,750	\$56,228	Parks/Cemetery Sexton
9.28	\$39,122	\$47,656	\$56,117	Lead Street Worker
9.21	\$38,995	\$47,500	\$55,932	Pretreatment Coordinator
9.17	\$38,916	\$47,402	\$55,816	Patrol Officer I
9.04	\$38,685	\$47,117	\$55,477	Public Works Inspector
8.91	\$38,443	\$46,818	\$55,123	GIS/CAD Coordinator-Specialist
8.87	\$38,382	\$46,742	\$55,033	Sports & Recreation Manager
8.76	\$38,176	\$46,489	\$54,732	Fire Engineer
8.73	\$38,136	\$46,439	\$54,673	Water Maintenance Worker IV
8.65	\$37,984	\$46,252	\$54,451	Assistat Library Director
8.55	\$37,800	\$46,025	\$54,181	Wastewater Senior Collection Operator
8.51	\$37,735	\$45,945	\$54,086	Building Inspector II
8.41	\$37,556	\$45,724	\$53,824	Wastewater Senior Plant Operator
8.32	\$37,398	\$45,528	\$53,592	Building Facilities Supervisor
8.21	\$37,200	\$45,284	\$53,302	Assistant Golf Superintendent
8.18	\$37,156	\$45,231	\$53,239	Evidence/Crime Scene Specialist
7.86	\$36,607	\$44,554	\$52,435	Fleet Journeyman Mechanic
7.71	\$36,350	\$44,237	\$52,059	Water Maintenance Worker III
7.64	\$36,222	\$44,078	\$51,871	Economic Development Coordinator
7.60	\$36,158	\$43,999	\$51,777	Golf Course Mechanic
7.49	\$35,970	\$43,768	\$51,503	Animal Control Officer II
7.18	\$35,457	\$43,136	\$50,753	Airport Operations Specialist
7.12	\$35,351	\$43,005	\$50,598	Airport Maintenance Technician
7.04	\$35,219	\$42,841	\$50,404	Building Inspector I
7.03	\$35,207	\$42,827	\$50,387	Laboratory Technician
7.03	\$35,206	\$42,826	\$50,385	Firefighter
6.94	\$35,052	\$42,636	\$50,161	Senior Librarian
6.65	\$34,582	\$42,056	\$49,473	Code Enforcement Officer
6.34	\$34,088	\$41,448	\$48,752	Airport Maintenance Worker
6.28	\$33,980	\$41,315	\$48,594	Water Maintenance Worker II
6.26	\$33,954	\$41,284	\$48,557	Equipment Operator/Storm Drain
6.18	\$33,834	\$41,135	\$48,381	Parks Maintenance Worker II
6.07	\$33,657	\$40,917	\$48,122	Animal Control Officer I
6.03	\$33,592	\$40,837	\$48,027	Fleet/Warehouse Tool Room Technician
5.86	\$33,315	\$40,496	\$47,623	Equipment Operator
5.79	\$33,209	\$40,365	\$47,468	Wastewater Collection Operator I
5.49	\$32,750	\$39,800	\$46,798	Payroll Clerk
5.47	\$32,713	\$39,754	\$46,743	Wastewater Plant Operator I
5.41	\$32,623	\$39,643	\$46,612	Water Maintenance Worker I
5.37	\$32,563	\$39,570	\$46,525	Executive Secretary Police
5.37	\$32,563	\$39,570	\$46,525	Executive Assistant Economic Dev
5.37	\$32,563	\$39,570	\$46,525	Executive Office Assistant Legal

5.37	\$32,563	\$39,570	\$46,525	Executive Assistant LS
5.37	\$32,563	\$39,570	\$46,525	Executive Assistant PW
5.37	\$32,563	\$39,570	\$46,525	Executive Assistant Engineering
5.37	\$32,563	\$39,570	\$46,525	Executive Assistant/Building
5.37	\$32,563	\$39,570	\$46,525	Executive Assistant Admin
5.23	\$32,346	\$39,303	\$46,208	Accounts Payable Clerk
4.89	\$31,838	\$38,677	\$45,466	Solidwaste Operator
4.87	\$31,814	\$38,647	\$45,431	Parks Maintenance Worker I
4.73	\$31,600	\$38,384	\$45,119	Police Secretary
4.59	\$31,392	\$38,128	\$44,816	Utility Billing Clerk
4.58	\$31,372	\$38,103	\$44,787	Assistant Librarian
4.25	\$30,897	\$37,519	\$44,094	Golf Operations Assistant
4.18	\$30,802	\$37,401	\$43,955	Water Meter Reader
3.91	\$30,412	\$36,923	\$43,388	Records Clerk
3.38	\$29,664	\$36,002	\$42,297	Receptionist/Cashier
2.54	\$28,517	\$34,592	\$40,627	Shelter Assistant

CEDAR CITY COUNCIL
AGENDA ITEM 9

INFORMATION SHEET

TO: Mayor and City Council

FROM: Rick Holman

DATE: June 8, 2015

SUBJECT: June/July Council Meeting Schedule

DISCUSSION: As discussed during Staff Items last week, the proposed the Council Meeting schedule for the remaining Wednesdays of June and the first Wednesday in July is as follows:

June 10 – Action Mtg (from June 3 Work Mtg), Work Mtg

June 17 – Action Mtg (from June 10 Work Mtg), Work Mtg

June 24 – No Mtg

July 1 – Action Mtg (from June 17 Work Mtg), Work Mtg

